AMENDED

CITY OF SOLEDAD
JOINT CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY AND SUCCESSOR HOUSING AGENCY REGULAR MEETING AGENDA

WEDNESDAY, JUNE 17, 2026

CITY HALL, COUNCIL CHAMBERS

6:00 PM

The public meeting will open at 6:00 p.m. and, after taking public comment for Closed Session items, the Council will immediately recess to Closed Session.

The regular public open meeting will begin at 6:30 p.m. and any reportable action taken during the Closed Session will be reported out at that time.

https://cityofsoledad.zoom.us/j/82344767842
Or Call:
1-669-900-6833 and use Meeting ID: 823 4476 7842

Welcome to your City of Soledad City Council/Successor Agency Meeting. Your City Councilmembers/Agencymembers are:

Mayor Anna Velazquez
Mayor Pro Tem Fernando Ansaldo-Sánchez
Councilmember Fernando Cabrera
Councilmember Evarista Bañuelos
Councilmember Ben Caldera

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT - CLOSED SESSION ITEMS

At this time, any member of the public may address the Council/Agency on Closed Session items appearing on the agenda. Speakers shall have limited time of three (3) minutes. Please be brief and to the point.

IV. CLOSED SESSION

1. The City Council will recess to closed session to consider personnel matters pursuant to Government Code Section 54957(B)(1) - City Manager Evaluation.

2. The City Council of the City of Soledad will recess to closed session to meet with its designated representatives regarding labor relations matters pursuant to Government Code Section 54957.6. The employee organization is certain executive employees.

V. CLOSED SESSION REPORTS

VI. PLEDGE OF ALLEGIANCE

VII. ADDITIONS/MODIFICATIONS TO THE AGENDA

Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Council.

VIII. PUBLIC COMMENT

At this time any member of the public may address the City Council on items not appearing on the agenda and items of interest to the public that are within the jurisdiction of the Council. A public comment card should be filled out completely to ensure the speaker is called upon to give comment. Public comments are generally limited to three (3) minutes; the mayor may further limit the time for public comments depending on the agenda schedule. Please be brief and to the point. No action or discussion shall be taken on an item not appearing on the agenda.

IX. *COUNCIL PRESENTATIONS

1. A Proclamation of the City Council of the City of Soledad Honoring Kate McKenna, AICP, upon her Retirement
This proclamation will be published on the City of Soledad website: https://www.cityofsoledad.com. No formal presentation will be made during the meeting.

2. A Proclamation of the City Council of the City of Soledad Honoring Randy Bangs upon his Retirement

3. A Proclamation of the City Council of the City of Soledad Proclaiming June 19, 2026 as Juneteenth
This proclamation will be published on the City of Soledad website: https://www.cityofsoledad.com. No formal presentation will be made during the meeting.

X. CONSENT CALENDAR

1. Minutes

Attachments:
Staff Report
Minutes of 06/10/2026

COUNCIL ACTION: _____

2. Warrants

Attachments:
Staff Report
05/30/2026 - 06/10/2026

COUNCIL ACTION: _____

3. Resolution No. 6377, A Resolution of the City Council of the City of Soledad Approving In-Kind City Services and the Street Closure of Monterey Street between Main Street and Encinal Street for the 40th Annual Our Lady of Solitude Fiesta

Attachments:
Staff Report
Resolution No. 6377
Exhibit A - OLOS Request and Map

COUNCIL ACTION: _____

4. Resolution No. 6378, A Resolution of the City Council of the City of Soledad, Ordering a General Municipal Election, Requesting the Monterey County Elections Department to Conduct the Election, Requesting Consolidation of the Election with the Statewide General Election, and Authorizing the City Manager, to Enter into an Agreement with the Monterey County Registrar of Voters for Related Election Services

Attachments:
Staff Report
Resolution No. 6378
Exhibit A

COUNCIL ACTION: _____

5. Resolution No. 6380, a Resolution of the City Council of the City of Soledad, Adopting a List of Projects for Fiscal Year 2026 - 2027 Funded by SB 1: The Road Repair and Accountability Act of 2017

Attachments:
Staff Report
Resolution No. 6380

COUNCIL ACTION: _____

6. Resolution No. 6381 , A Resolution of the City Council of the City of Soledad Approving a New Consulting Services Agreement with Robin Warbey in an Amount Not to Exceed $111,000 and Authorizing the City Manager to Execute Said Agreement

Attachments:
Staff Report
Resolution No. 6381
Exhibit A

COUNCIL ACTION: _____

XI. PUBLIC HEARING NO. 1

- Receive the Staff Report
- Open the Public Hearing
- Close the Public Hearing
- Council Action

1. Resolution Nos. 6382, 6383, 6384, 6385, and 6386, Resolutions of the City Council of the City of Soledad Ordering the Levy and Collection of Assessments for Various Districts for Fiscal Year 2026/2027

Attachments:
Staff Report
Assessment District Map
Resolution No. 6382 - Diamond Ridge BAD (Levy)
Diamond Ridge BAD Final Engineers Report FY 2026-27
Resolution No. 6383 - Diamond Ridge MAD (Levy)
Diamond Ridge MAD Final Engineers Report FY 2026-27
Resolution No. 6384 - Orchard Villas/Miravale II MAD Levy
Orchard Villas MAD Final Engineers Report FY 2026-27.pdf
Resolution No. 6385 - Orchard Villas/Miravale II BAD Levy
Orchard Villas/Miravale II BAD Final Engineers Report FY 2026-27
Resolution No. 6386 - Rancho San Vicente MAD Levy
Rancho San Vicente MAD Final Engineers Report FY 2026-27

COUNCIL ACTION: _____

XII. PUBLIC HEARING NO. 2

- Receive the Staff Report
- Open the Public Hearing
- Close the Public Hearing
- Council Action

1. Resolution No. 6375, A Resolution of the City Council of the City of Soledad Certifying an Environmental Impact Report, Adopting CEQA Findings and a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Proposed Almond Acres Project, and

Ordinance No. 781, Ordinance of the City Council of the City of Soledad Announcing Findings and Approving a Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003) for a 12.48-Acre Subdivision Located on the West Side of Orchard Lane and Cedar Lane (APN 022-281-005) in the R-1 (High Density Residential) Zoning District

Attachments:
Staff Report
Resolution No. 6375
Exhibit A to Resolution No. 6375 - Final EIR (SCH#2025030381)
Exhibit B to Resolution No. 6375 - CEQA Findings
Exhibit C to Resolution No. 6375 - MMRP
Ordinance No. 781- Almond Acres
Exhibit A to Ordinance No. 781- Almond Acres Conditions of Approval
Exhibit B to Ordinance No. 781- Entitlement Package

Exhibit C to Ordinance No. 781 - Final VTM
Presentation - Almond Acres Project

COUNCIL ACTION: _____

XIII. PUBLIC HEARING NO. 3

- Receive the Staff Report
- Open the Public Hearing
- Close the Public Hearing
- Council Action

1. Resolution Nos. 6387 and 6388, Resolutions of the City Council of the City of Soledad Adopting the 2025 Urban Water Management Plan (2025 UWMP), and Separately, Adopting the 2025 Water Shortage Contingency Plan (2025 WSCP), and Ordering Both the 2025 UWMP and 2025 WSCP to be Filed with the California Department of Water Resources by July 1, 2026

Attachments:
Staff Report
Resolution No. 6387
Exhibit A - 2025 Urban Water Management Plan - Public Review Draft
Resolution No. 6388
Exhibit A - 2025 Water Shortage Contingency Plan - Public Review Draft

COUNCIL ACTION: _____

XIV. PUBLIC HEARING NO. 4

- Receive the Staff Report
- Open the Public Hearing
- Close the Public Hearing
- Council Action

1. Presentation and Acceptance of The City of Soledad's 2022 State Community Development Block Grant (CDBG) Award No. 22-CDBG-ED-30043 Business Assistance Loan Program Closeout Report to the California Department of Housing and Community Development (HCD)

Attachments:
Staff Report
Soledad CDBG Closeout Report Presentation
Proof of Publication

COUNCIL ACTION: _____

XV. BUSINESS

1. Resolution No. 6389, a Resolution of the City Council of the City of Soledad to Receive a Presentation on the Active Transportation Program (ATP) Cycle 8 Grant for the Safe Streets for Soledad Project, and Provide Staff Feedback and Approve the Commitment of Funds for the Grant Application

Attachments:

Staff Report
Resolution No. 6389
Exhibit A - Draft Letter of Committment
Presentation

COUNCIL ACTION: _____

2. Resolution No. 6390, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Execute an Agreement with the Coalition of Homeless Services Providers for HHAP-5 Youth Set-Aside Funding in an Amount Not to Exceed $181,825.17

Attachments:
Staff Report
Resolution No. 6390
Exhibit A

COUNCIL ACTION: _____

XVI. MAYOR'S REPORTS AND ACKNOWLEDGEMENTS

XVII. COUNCILMEMBERS' REPORTS AND ACKNOWLEDGEMENTS

XVIII. CITY MANAGER'S REPORT

XIX. FUTURE AGENDA ITEMS

XX. ADJOURNMENT

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Deputy City Clerk Darlene Noriega at (831) 223-5014. Notification of at least 48hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (RCRF 35.102-35.104).

Any writing or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at City Hall located at 248 Main Street, Soledad, California during normal business hours.

En caso que usted necesite ayuda en leer o en entender este aviso de Junta Publica, usted puede ponerse en contacto con la oficina del Edificio Municipal en 248 Calle Main o llamar al número (831) 223-5014, y el aviso será traducido para usted.

Cualquier escrito o documento proporcionado a la mayoría del Concejo Municipal con respecto a cualquier asunto en esta agenda se pondrá a disposición para inspección pública en el Ayuntamiento ubicado en 248 Main Street, Soledad, California durante el horario laboral.

Advanced submittal of public comments via email are due by 2:00 P.M. on the day of the scheduled meeting to the Deputy City Clerk at darlene.noriega@cityofsoledad.com Comments are limited to 250 words or less and effort will be made to read your comment into the record, but some comments may not be read due to time limitations. The City Clerk will read email comments, provided that the reading shall not exceed three (3) minutes. The email comments submitted shall become part of the record.

La entrega anticipada de comentarios públicos por correo electrónico debe presentarse antes de las 2:00

p.m. del día de la reunión programada a la Secretaria Municipal al email darlene.noriega@cityofsoledad.com. Los comentarios están limitados a 250 palabras o menos y se hará un esfuerzo para leer su comentario en el registro, pero es posible que algunos comentarios no se lean debido a limitaciones de tiempo. La Secretaria Municipal leerá los comentarios del correo electrónico, siempre que la lectura no exceda los tres (3) minutos. Los comentarios enviados por correo electrónico pasarán a formar parte del registro.

CERTIFICATION

I, Megan Hunter, City Clerk of the City of Soledad, do hereby certify that a copy of the foregoing Joint City Council/Successor Agency Regular Meeting Agenda was posted at City Hall by Friday, June 12, 2026, at 5:00 p.m.

Megan Hunter _____ 06/12/2026

Megan Hunter, City Clerk/Manager

AGENDA ITEM NO. 1.

COUNCIL COMMUNICATION

SUBJECT: **Minutes**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Darlene Noriega, Deputy City Clerk**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 17, 2026**

Minutes

City of Soledad
Joint City Council/Successor Agency/Housing Authority/Successor Housing Agency/
Special Meeting
June 10, 2026

CALL TO ORDER

Mayor Velazquez called the Joint City Council/ Successor Agency/ Housing Authority/ Successor Housing Agency/ Regular Meeting to order at 6:00 p.m.

ROLL CALL

The Following Councilmembers/Agency members were present when the meeting was called to order:

Mayor/Chair	Anna M. Velazquez
Councilmember/Agency Member	Fernando Cabrera
Councilmember/Agency Member	Evarista Bañuelos
Councilmember/Agency Member	Ben Caldera

THE FOLLOWING COUNCILMEMBER WAS ABSENT

Mayor Pro Tem/Agency Member	Fernando Ansaldo-Sánchez

PUBLIC COMMENT - CLOSED SESSION ITEMS

None

CLOSED SESSION

1. The City Council will recess to closed session to confer with its attorney regarding litigation pursuant to Government Code Section 54956.9(a)(d-4)- deciding whether to initiate litigation.

CLOSED SESSION REPORTS

1. City Attorney Mike Rodriquez reported with respect to item no. 1, the Council provided direction to Legal Counsel. No other reportable action taken.

PLEDGE OF ALLEGIANCE

Deputy City Clerk Darlene Noriega led the Pledge of Allegiance.

ADDITIONS/MODIFICATIONS TO THE AGENDA

City Manager Hunter had one modification request:

1. City Manager Hunter requested to add a proclamation to Consent Item No. C-14 in honor of the retirement of Soledad Unified School District Superintendent Randy Bangs.

PUBLIC COMMENT

There were no public comments.

CONSENT CALENDAR

There were no public comments.

Motion: Councilmember Cabrera motioned to approve items C-1 through C-14, with the addition of a proclamation for Superintendent Randy Bangs to C-14. Motion was seconded by Councilmember Caldera and passed by the following vote:

Action

Ayes:	Cabrera, Caldera, Bañuelos, Velazquez
Noes:	None
Abstain:	None
Absent:	Ansaldo-Sánchez

C-1. Minutes of 05/20/2026

C-2. Warrants 05/13/2026 – 05/29/2026.

C-3. Human Resources Activity Report

C-4. Parks and Recreation Activity Report

C-5. Community Engagement Activity Report

C-6. Community & Economic Development Department Activity Report

C-7. Public Works Activity Report

C-8. Fire Department Activity Report

C-9. Police Department Activity Report

C-10. Resolution No. 6371, A Resolution of the City Council of the City of Soledad Declaring Surplus Equipment and Authorizing the Sale, Donation or Disposal of Such Property

C-11. Resolution No. 6372, A Resolution of the City Council of the City of Soledad Approving the 2026 Master Funding Agreement Between the Transportation Agency for Monterey County and the City of Soledad and Authorizing the City Manager to Execute Said Agreement on Behalf of the City of Soledad

C-12. Resolution No. 6373, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Execute Amendment No. 2 to the Non-Exclusive Professional Services Agreement with 4LEAF, Inc., Increasing the Contract by $80,000 for a Total Not-to-Exceed Amount of $240,000 for Plan Review, Inspection, Building Official, and Related Services

C-13. Resolution No. 6358, A Resolution of the City Council of the City of Soledad Certifying Compliance With State Law With Respect to the Levying of General and Special Taxes, 3 Assessments, and Property-Related Fees and Charges for Fiscal Year 2026/2027

C-14. Minute Motion to Approve Proclamation Honoring Kate McKenna, Executive Officer of the Local Agency Formation Commission (LAFCO) of Monterey County, Upon Her Retirement

BUSINESS

B-1. Resolution No. 6368, A Resolution of the City Council of the City of Soledad Approving Garbage Collection Rates for Fiscal Year 2026-27, With an Effective Date of July 1, 2026.

Salinas Valley Solid Waste Authority General Manager Cesar Zuniga presented information regarding the item.

Salinas Valley Solid Waste Authority Contracts and Grants Analyst Elia Zavala provided additional clarification about the report and the proposed rate increase.

There were no public comments.

Motion: Councilmember Bañuelos motioned to approve Resolution No. 6368. Motion was seconded by Councilmember Cabrera.

Action

Ayes:	Bañuelos, Cabrera, Caldera, Velazquez
Noes:	None
Abstain:	None
Absent:	Ansaldo-Sánchez

B-2. Resolution No. 6369/SA-2026-01 A Joint Resolution of the City Council of the City of Soledad and the Successor Agency of the City of Soledad Redevelopment Agency Approving Interim Funding for Fiscal Year 2026-27

City Manager Hunter presented the staff report.

Councilmembers provided comments and discussion regarding the item.

There were no public comments.

Motion: Mayor Velazquez motioned to approve Resolution No. 6369/SA-2026-01. Motion was seconded by Councilmember Cabrera.

Action

Ayes:	Velazquez, Cabrera, Caldera, Bañuelos
Noes:	None
Abstain:	None
Absent:	Ansaldo-Sánchez

B-3. Resolution No. 6370, A Resolution of the City Council of the City of Soledad Authorizing the City Manager and City Attorney to Negotiate, Prepare, and Execute a Deferred Development Impact Fee Agreement with Wood Investments Company, Inc.

Community & Economic Development Director Beatriz Trujillo presented the staff report.

Wood Investments Representative Peter Orlando was present via Zoom and available to provide any further clarification regarding the item.

Councilmembers provided comments and discussion regarding the item, but expressed support.

City Attorney Mike Rodriquez provided clarification regarding the prevailing wage portion of the report.

There were no public comments.

Motion: Councilmember Bañuelos motioned to approve Resolution No. 6370. Motion was seconded by Councilmember Cabrera.

Action

Ayes:	Bañuelos, Cabrera, Caldera, Velazquez
Noes:	None
Abstain:	None
Absent:	Ansaldo-Sánchez

B-4. Resolution No. 6376, A Resolution of the City Council of the City of Soledad Authorizing Submission of A Formal Response Regarding the Proposed Forced Sewer Consolidation Project for the Hacienda Apartments and Outlining the City's Position

City Manager Hunter presented the staff report.

Councilmembers raised various questions and concerns regarding the item.

City Attorney Mike Rodriquez provided clarification for all questions and concerns raised by the council.

There were no public comments.

Motion: Mayor Velazquez motioned to approve Resolution No. 6376. Motion was seconded by Councilmember Bañuelos.

Action

Ayes:	Velazquez, Bañuelos, Caldera, Cabrera
Noes:	None
Abstain:	None
Absent:	Ansaldo-Sánchez

MAYOR'S REPORTS AND ACKNOWLEDGEMENTS

Mayor Velazquez reported eight items:

1. On 06/03, she attended the Pride flag-raising event at Soledad City Hall.
2. On 06/03, she attended the Hacienda's Community meeting at the Soledad Community Center.
3. On 05/28, she attended the press event for the two air purifiers that the City now has as part of the collaboration with Breathe California and the Monterey County Air Resources Board.
4. On 05/22, she attended Career Day at Gabilan Elementary School.
5. She attended the Salinas Valley Mayors and Managers meeting.
6. She congratulated all the graduates from Main Street Middle School and Soledad High School.
7. She met with City Manager Hunter, King City Mayor Mike LeBarre, King City City Manager Jose Arreola, and See Monterey regarding tourism.
8. She met with Hartnell President Michael Gutierrez regarding new construction at the Soledad campus to expand the Diesel Mechanic Program.

COUNCILMEMBERS' REPORTS AND ACKNOWLEDGEMENTS

Councilmember Bañuelos had eleven items to report:
1. On 05/21, she attended the Soledad Rotary meeting.
2. On 05/22, she attended Career Day at Gabilan Elementary School.
3. On 05/22, she attended the Closing Ceremonies for Soledad Little League and MC'd the event. She thanked the Soledad Little League Board of Directors, players, parents, and Coaches.
4. She visited a resident who is not doing well.
5. On 05/23, she attended the Soledad Cemetery Community Clean Up in preparation for the Memorial Day event.
6. She met with Alliance Energy, which would like to do a presentation for the City Council.
7. On 05/27, she attended the San Vicente Elementary School Spelling Bee and talent show.
8. On 05/27, she attended the Safe Routes to School Community meeting. She thanked the Soledad Youth Council.
9. On 05/28, she was inducted as a Rotarian.
10. She attended the final concert of the Soledad High School band.
11. She attended the Community Top Scholar event with Rotary.

Councilmember Caldera had nine items to report:
1. He attended a lunch meeting with Councilmember Eva Bañuelos and Alliance Energy.
2. On 05/21, he attended the Tacos with the Team Community meeting.
3. He attended the Repatriation of a soldier. The event had many attendees.
4. On 06/02, he attended the 40 Top academic students' event at Soledad High School.
5. On 06/04, he attended the League of California Cities Revenue and Taxation Policy Committee meeting.
6. On 06/05, he attended the Immigration Subcommittee meeting.
7. On 06/08, he attended the MST Board meeting.
8. On 06/10, he attended the graduation at Main Street Middle School.
9. He congratulated Pinnacles High School students and the Adult School in Soledad. The graduations will be on 06/11.

Councilmember Cabrera had five items to report:
1. On 05/25, he attended the Memorial Ceremony at the Soledad Cemetery.
2. On 06/05, he attended the Immigration Subcommittee meeting.
3. On 06/06, attended El Mercadito.
4. On 06/09, he attended the promotion at San Vicente Elementary School.
5. On 06/09, he attended an agenda briefing with City Manager Hunter.

CITY MANAGER'S REPORT

City Manager Hunter had nine items to report:

1. She will be out of the office from 06/27 through 07/06, returning 07/07, and 07/23 through 07/27.
2. She commended both the Police Department and the Information Technology Department for working hard to get the technology infrastructure in the department on track.
3. She thanked Assistant Engineer Juan Huerta for stepping in and helping with IT during the council meeting, and for putting in a Quick Build application through TAMC.
4. Staff have submitted a Safe Streets For All application.
5. Staff are currently working on an ATP grant application due by 06/22.
6. Staff are also applying for SAFER grant funding in assistance for the fire department.
7. She commended both Community and Economic Development Director, Beatriz Trujillo, and Senior Planner Ariana Mora for taking a failed planning grant and converting it into a winning application, because of that the City will receive $310,000.
8. She met with Historical Society president Craig Stephens regarding the roof repair and grants for that.
9. On 06/12, Soledad will have Music in the Park.

FUTURE AGENDA ITEMS

Mayor Velazquez had two requests:

1. She asked if a list of submitted and pending grants be included in a monthly report. She added that she knows of two pending grants: one through Senator Schiff and the other through Senator Lofgren for the Soledad Community Center and the Container Village Project.
2. She also had a conversation regarding Supervisor Lopez having budget funding for Relay For Life banners for South County.
3. She has asked that the City highlight City accomplishments for the 4th of July 250th anniversary.

Councilmember Caldera had no request for a future agenda item.

Councilmember Cabrera asked for an update on the Speak To Me Communication Boards.

- City Manager Hunter said those are in production and should be installed in July.

Councilmember Bañuelos asked for an update regarding the bulletin board.

- City Manager Hunter said there will be a meeting regarding this on Friday, and she will update Councilmember Bañuelos after that meeting.

City Manager Hunter asked Councilmember Banuelos to email her a request to add the presentation mentioned earlier to the agenda.

City Manager Hunter will request a presentation update from Hartnell on the Soledad campus expansion.

ADJOURNMENT

Meeting adjourned at 8:08 p.m.

Minutes Approved: July 17, 2026

_____
ANNA M. VELAZQUEZ, Mayor/Chair

_____
MEGAN HUNTER, City Clerk

AGENDA ITEM NO. 2.

COUNCIL COMMUNICATION

SUBJECT: **Warrants**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Mike Howard, Assistant City Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 17, 2026**

Soledad, CA

Check Report

By Check Number

Date Range: 05/30/2026 - 06/10/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APRAB-Mechanics Bank						
ADQUAL	A&D AGRICULTURAL & SAFETY SUPPLIES	06/02/2026	EFT	0.00	106.79	10571

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
285185	Invoice	05/29/2026	Drinking Water and Cable Ties	0.00	24.85
285234	Invoice	05/29/2026	First Aid Kit / Safety Gloves and Safety Gla...	0.00	81.94

Account Number	Account Name	Item Description	Distribution Amount
310-0000-52051	TOOLS & MINOR EQUIPM...	Drinking Water and Cable Ties	13.93
310-0000-52052	SAFETY EQUIPMENT	Drinking Water and Cable Ties	10.92
100-2100-52052	SAFETY EQUIPMENT	First Aid Kit / Safety Gloves and ...	81.94

CANNOA	CANNON CORPORATION	06/02/2026	EFT	0.00	14,841.75	10572

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
95857	Invoice	05/29/2026	Professional Services	0.00	3,940.75
95913	Invoice	05/29/2026	SCADA System Upgrate	0.00	5,049.50
95974	Invoice	05/29/2026	Water System Reliability - Projfessional Sv...	0.00	5,851.50

Account Number	Account Name	Item Description	Distribution Amount
309-0000-52200	PROFESSIONAL SERVICES...	Professional Services	1,634.87
310-0000-52200	PROFESSIONAL SERVICES...	Professional Services	2,305.88
309-0000-57000	CAPITAL OUTLAY - IMPR...	SCADA System Upgrate	1,262.38
310-0000-57000	CAPITAL OUTLAY - IMPR...	SCADA System Upgrate	3,787.12
309-0000-57000	CAPITAL OUTLAY - IMPR...	Water System Reliability - Projfe...	5,851.50

FIRST	FIRST ALARM	06/02/2026	EFT	0.00	525.69	10573

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
953380	Invoice	05/29/2026	Alarm System Fees	0.00	525.69

Account Number	Account Name	Item Description	Distribution Amount
100-2200-52520	MAINTENANCE AGREEM...	Alarm System Fees	525.69

GYMREP	GUILLIEMO GARCIA	06/02/2026	EFT	0.00	3,110.00	10574

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
01638	Invoice	05/29/2026	Quarterly Maintenance - Equipment	0.00	3,110.00

Account Number	Account Name	Item Description	Distribution Amount
100-2200-52200	PROFESSIONAL SERVICES...	Quarterly Maintenance - Equip...	1,840.00
100-2200-52518	FACILITIES EXPENSE	Quarterly Maintenance - Equip...	1,270.00

CULLIG	QUALITY WATER ENTERPRISES, INC.	06/02/2026	EFT	0.00	130.26	10575

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
1273093	Invoice	05/29/2026	Water Services	0.00	130.26

Account Number	Account Name	Item Description	Distribution Amount
100-2100-52520	MAINTENANCE AGREEM...	Water Services	39.08
309-0000-52520	MAINTENANCE AGREEM...	Water Services	91.18

SHREDD	SHREDDING SOURCE SOLUTIONS	06/02/2026	EFT	0.00	75.00	10576

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
10524	Invoice	05/29/2026	Shredding Service	0.00	75.00

Account Number	Account Name	Item Description	Distribution Amount
100-1400-52200	PROFESSIONAL SERVICES...	Shredding Service	75.00

SIRCHI	SIRCHIE ACQUISITION COMPANY LLC	06/02/2026	EFT	0.00	156.77	10577

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
0739597-IN	Invoice	05/29/2026	Property/Evidence Supplies	0.00	95.27

Account Number	Account Name	Item Description	Distribution Amount
100-1400-52050	PROPERTY EVIDENCE RO...	Property/Evidence Supplies	95.27

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0740269-IN	Invoice	05/29/2026	Property/Evidence Supplies		0.00	61.50	
	100-1400-52050		PROPERTY EVIDENCE RO...	Property/Evidence Supplies		61.50	
SPECIALTIYCONST	SPECIALTY CONSTRUCTION INC		06/02/2026	EFT	0.00	767,450.11	10578
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
NO. 09	Invoice	05/29/2026	Recycled Water Proj. Construction		0.00	767,450.11	
	213-0000-52200		PROFESSIONAL SERVICES...	Recycled Water Proj. Constructi...		767,450.11	
TEAMCIVX	TEAM CIVX		06/02/2026	EFT	0.00	11,371.43	10579
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
4304	Invoice	05/29/2026	Parcel Tax Mailer and Consulting		0.00	11,371.43	
	100-8000-52200		PROFESSIONAL SERVICES...	Parcel Tax Mailer and Consulting		11,371.43	
USABLU	USABLUE BOOK		06/02/2026	EFT	0.00	969.14	10580
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
INV01037798	Invoice	05/29/2026	Ammnonie Reagents - OP Process Control		0.00	452.86	
	310-0000-52053		LAB ANALYSIS & TESTING	Ammnonie Reagents - OP Proces..		452.86	
INV01047482	Invoice	05/29/2026	USA Blue Paint		0.00	516.28	
	309-0000-52525		REPAIRS & MAINTENANCE..	USA Blue Paint		516.28	
WILLDA	WILLDAN FINANCIAL SERVICES		06/02/2026	EFT	0.00	840.00	10581
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
010-66065	Invoice	05/29/2026	Rate Study		0.00	840.00	
	309-0000-52200		PROFESSIONAL SERVICES...	Rate Study		420.00	
	310-0000-52200		PROFESSIONAL SERVICES...	Rate Study		420.00	
WINSUP	WINSUPPLY MONTEREY COUNTY CA CO		06/02/2026	EFT	0.00	575.40	10582
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
16820601	Invoice	05/29/2026	Disc Attachment - Metal Pipe		0.00	575.40	
	310-0000-52525		REPAIRS & MAINTENANCE..	Disc Attachment - Metal Pipe		575.40	

Bank Code APRAB Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	17	12	0.00	800,152.34
	17	**12**	**0.00**	**800,152.34**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	17	12	0.00	800,152.34
	17	**12**	**0.00**	**800,152.34**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	800,152.34
			800,152.34

AGENDA ITEM NO. 3.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6377, A Resolution of the City Council of the City of Soledad Approving In-Kind City Services and the Street Closure of Monterey Street between Main Street and Encinal Street for the 40th Annual Our Lady of Solitude Fiesta**

TO: **Honorable Mayor Anna Velazquez and City Council**

FROM: **Beatriz Trujillo, Community and Economic Development Director and Ariana Mora, Senior Planner**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 17, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad consider and approve Resolution No. 6377, "Approving In-Kind City Services and the Street Closure of Main Street Between Monterey Street and Market Street for the 40th Annual Our Lady of Solitude Fiesta."

Executive Summary

Our Lady of Solitude Parish has organized an annual parish fiesta in the City of Soledad for many years and will celebrate the event's 40th anniversary on August 9, 2026. The event is scheduled from 8:00 a.m. to 10:00 p.m. and will feature food vendors, live music, and community entertainment for residents and visitors. The applicant is requesting City Council approval for the temporary closure of Monterey Street between Main Street and Encinal Street, as well as in-kind support services from the Public Works and Police Departments for traffic control and public safety. The applicable City departments have reviewed the request and recommend conditional approval, subject to City Council authorization of the street closure and approval of the requested in-kind City services associated with the event.

Background

For many years, the City of Soledad has been home to the annual Our Lady of Solitude Parish Fiesta, a longstanding community celebration organized by Our Lady of Solitude Church. The event has become a cherished local tradition that brings together residents, families, and visitors through cultural, recreational, and community-oriented activities. This year's fiesta will commemorate the event's 40th anniversary and will feature live music, food vendors, community resource booths, and other activities benefiting the Soledad community.

Historically, the event has been held on Main Street. For the 2026 celebration, the Church proposes to host the primary event activities, including food vendors, entertainment, and informational booths, within its existing parking lot. To accommodate increased pedestrian activity and non-profit vendor booths, the applicant is also requesting the temporary closure of the 400 block of Monterey Street. Additional details regarding the proposed street closure are provided in Map 1 of Exhibit A. The event is proposed as a one-day celebration on August 9, 2026.

Review & Analysis

As in previous years, the Our Lady of Solitude Parish Fiesta will require temporary street closures to ensure the safety of event attendees and the orderly flow of traffic. The applicant is requesting City Council approval for in-kind City services related to traffic control and the temporary closure of the 400 block of Monterey Street. If approved, City staff from the Public Works and Police Departments will coordinate with the applicant to implement the necessary traffic management measures, including the placement of barricades and traffic control signage.

The Public Works Department will be responsible for installing barricades and advance notification signage within the public right-of-way at least 72 hours before the event, as well as setting up the street closure on the day of the event. The applicant will be responsible for notifying the apartment complex and surrounding area about the street closure and also for removing the barricades following the event and returning them to the City. The Police Department has reviewed the event and will coordinate with the applicant regarding traffic management and public safety measures. As a condition of approval, the applicant shall provide a minimum of two security personnel to manage traffic access for residents of the adjacent apartment complex and assist with event operations. While Police Department personnel will not be assigned specifically to the event, staff may conduct periodic site visits to monitor compliance and address any public safety concerns.

Additionally, the applicant shall ensure that all vendors participating in the event obtain the necessary permits and approvals, including temporary use permits, special event permits, business licenses, and health permits, as required by local and state regulations. Prior to the event, the applicant must also provide an updated certificate of insurance naming the City of Soledad, its elected and appointed officials, employees, and agents as additional insureds. City staff will continue to work with the applicant to ensure all permit and insurance requirements are satisfied before the event takes place.

Financial Considerations

There will be minimal costs associated with staff time. However, the church has worked with the city for years to limit staff time by assisting with barricades and traffic control. The church will hire private security to reduce demands on the Soledad Police Department.

Strategic Plan Alignment

The proposed event is consistent with the Strategic Plan Policy 1.3.7, as it activates the downtown area through a community-oriented cultural event that features local food, entertainment, and activities celebrating Soledad's heritage and traditions.

Alternatives

- Approve the street closure and in-kind city services for the 40th Annual Our Lady of Solitude Fiesta.

- Deny the street closure and in-kind city services for the 40th Annual Our lady of Solitude Fiesta.

Planning/CEQA

The proposed street closure and in-kind city services are not considered a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). Therefore, no environmental assessment is required.

Public Notice Requirements

Not Applicable.

Attachment(s):
Resolution No. 6377
Exhibit A - OLOS Request and Map

RESOLUTION NO. 6377

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING IN-KIND CITY SERVICES AND THE STREET CLOSURE OF MONTEREY STREET BETWEEN MAIN STREET AND ENCINAL STREET FOR THE 40TH ANNUAL OUR LADY OF SOLITUDE FIESTA

WHEREAS, over the past few years, the City of Soledad has allowed Our Lady of Solitude to host their annual parish fiesta; and

WHEREAS, Soledad residents have come to embrace the Our Lady of Solitude Annual Fiesta as a great way to connect local services and residents, add vibrancy to the Downtown, and create a safe environment for local families; and

WHEREAS, to provide a safe pedestrian area and accommodate proposed activities such as food vendors, children's games, service booths, and music entertainment, it is recommended to close Main Street between Monterey St. and Market St; and

WHEREAS, to facilitate safe vehicular traffic and accommodate the street closure, the City Council may approve in-kind city services as needed for the event by the Soledad Police and Public Works Department.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Soledad hereby approves the closure of the 400 block of Monterey Street between Main Street and Encinal Street on August 9, 2026, from 8:00 am to 10:00 pm, including an hour for set up and clean up as shown in **Exhibit A**. Additionally, the Council hereby approves the provision of the in-kind city services provided by the Soledad Police and Public Works Departments for traffic control and enforcement.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 17th day of June 2026, by the following vote:

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

EXHIBIT A

OUR LADY OF SOLITUDE
CHURCH

235 Main Street

Soledad, CA 93960

Phone:
(831) 678-2731

Email:
ourladyofsolitude@yahoo.com

Pastor
Fr. Claudio Cabrera

April 17, 2026

City of Soledad - City Council
248 Main Street
Soledad, CA 93960

Re: Request for Street Closure of Monterey Street, between Encinal Street and Main Street, for August 9, 2026.

Dear City Council:

I would like to kindly request that the Annual Our Lady of Solitude Church Fiesta, taking place on August 9, 2026, be placed on the earliest agenda for the City Council Meeting.

We respectfully request your permission to close Monterey Street between Encinal Street and Main Street. This area will be used to accommodate participants from nonprofit organizations at our event. This year, we decided to use our Church parking lot to host our Parish Fiesta instead of Main Street, as in previous years.

Per City Council approval, we will have installed a metal fence and will leave space for vehicles to exit and enter the Apartment complex across the street from the church parking lot. We will also speak with residents on Monterey Street regarding the proposed street closure. The time will be from 6:00 am to 10:00 pm.

We truly appreciate your help and your kindness as we prepare ourselves to celebrate this community event.

May God bless you and your family, for everything you do in our beautiful city of Soledad.

If you have any questions regarding this matter, please do not hesitate to call.

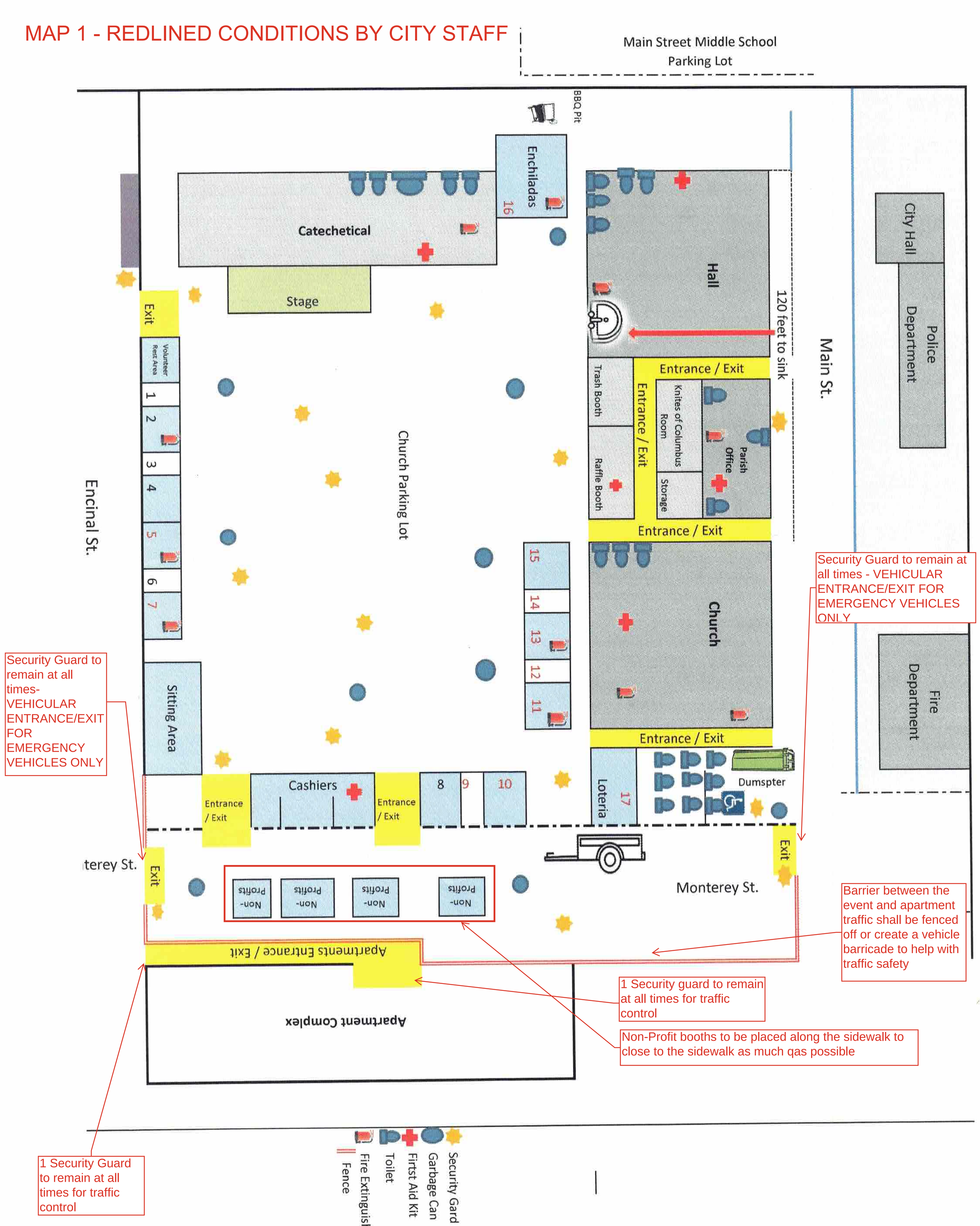
Thank you.

Sincerely yours,

Father Claudio Cabrera

Pastor

MAP 1 - REDLINED CONDITIONS BY CITY STAFF



Security Guard to remain at all times - VEHICULAR ENTRANCE/EXIT FOR EMERGENCY VEHICLES ONLY

Security Guard to remain at all times- VEHICULAR ENTRANCE/EXIT FOR EMERGENCY VEHICLES ONLY

Barrier between the event and apartment traffic shall be fenced off or create a vehicle barricade to help with traffic safety

1 Security guard to remain at all times for traffic control

Non-Profit booths to be placed along the sidewalk to close to the sidewalk as much qas possible

1 Security Guard to remain at all times for traffic control

1. Open
2. Open
3. Open
4. Open
5. Youth Group -
6. Open
7. Lectores - Water, So
8. Open
9.-Sodas / Water - Isal
10.- Fam. Anzaldo &
11. Grupo De Oracior
12. Grupo De Oracior
13. Bodas Comunitari
14. Guadalupanos - T
15. Jesse & Oralia - R
16.Curcillistas -Enchi
17. Loteria

CONDITIONS OF APPROVAL

1. NOTICING TO APARTMENT COMPLEX MUST BE PROVIDED AT LEAST 7 DAYS AHEAD THE EVENT

2. STREET CLOSURE AND PARKING NOTICE MUST BE PLACED 72 HRS AHEAD OF THE EVENT

3. EVENT MUST COMPLY WITH LIABILITY INSURANCE REQUIREMENTS

4. ALL VENDORS MUST HAVE A VALID BUSINESS LICENSE

5. EVENT MUST HAVE A VALID HEALTH DEPARTMENT PERMIT AND CLEARANCE, PROOF MUST BE PROVIDED TO PLANNING DEPT. UPON FINAL ISSUANCE OF PLANNING PERMIT

AGENDA ITEM NO. 4.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6378, A Resolution of the City Council of the City of Soledad, Ordering a General Municipal Election, Requesting the Monterey County Elections Department to Conduct the Election, Requesting Consolidation of the Election with the Statewide General Election, and Authorizing the City Manager, to Enter into an Agreement with the Monterey County Registrar of Voters for Related Election Services**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Mike Rodriquez, City Attorney**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 17, 2026**

Recommendation

It is recommended that City Council consider and adopt Resolution No. 6378, "A Resolution of the City Council of the City of Soledad, Ordering a General Municipal Election, Requesting the Monterey County Elections Department to Conduct the Election, Requesting Consolidation of the Election with the Statewide General Election, and Authorizing the City Manager to Enter into an Agreement with the Monterey County Registrar of Voters for Related Election Services."

Executive Summary

When a local municipality's general election and a statewide election are scheduled or planned to be held on the same date, the municipality can adopt a resolution declaring the municipality's intent to consolidate its local municipal election with the statewide election and requesting the local county Board of Supervisors to permit the county elections official to provide election services. The consolidation process not only makes voting more efficient but also represents a significant cost savings to local municipalities. In accordance with past practice, Staff has prepared a resolution ordering an election on November 3, 2026, requesting that the Monterey County Elections Department be authorized to conduct the election, and declaring its intent to consolidate the local and statewide elections. The City is required to reimburse the County in full for all election services and as such, the resolution before the Council this evening also includes authorization for the City Manager to execute an agreement with Monterey County for election service.

Background

Staff has prepared its standard elections resolution, calling for a consolidation of the City's general

municipal election with all other state elections to be conducted on November 3, 2026, as authorized by relevant provisions of the Government and Elections Codes. Pursuant to Ordinance No. 768, adopted by the City Council on May 15, 2024, and codified in Soledad Municipal Code Chapter 2.04, this is the first year in which the City will have elections by district in established Districts 1 and 2.

Review & Analysis

In accordance with past practice, Staff has prepared a resolution ordering an election, requesting that the Monterey County Elections Department be authorized to conduct the election, and declaring its intent to consolidate local and statewide elections to be held on November 3, 2026. The resolution also authorizes the City Manager to enter into an agreement with the Monterey County Registrar of Voters to reimburse the County for actual costs of election services. The request for consolidation of the election must be submitted to the County Board of Supervisors at least 88 days prior to the date of the election, which is August 7, 2026. By consolidating the election with other jurisdictions in Monterey County, the City's costs to conduct the election will be substantially reduced

Under the by-district elections system recently adopted by the City Council per Ordinance No. 768, Districts 1 and 2 will elect council members to represent their districts for a four-year term. The Mayor's position, which has a two-year term, will continue to be elected at-large by voters in all districts throughout the City. The period for candidates running for a seat to file nomination papers runs from Monday, July 13, 2026 through Friday, August 7, 2026. Candidates will be able to provide statements for publication in the Voters' Guide not in excess of 200 words, at a cost of $321.00 for Mayor, $152.00 for District 1, and $165.00 for District 2 (This cost is determined by the County Elections Department.)

Financial Considerations

The Monterey County Elections Department estimates that costs for the upcoming election will be between $6.00 to $10.00 per registered voter. As such, the City's cost for the November 3, 2026 election should be in an amount not to exceed $92,000. Staff will include this amount in the FY 2026-2027 Budget to be considered and adopted in August.

Strategic Plan Alignment

The proposed action is consistent with Objective 10.2.4- "Promote fair, inclusive and transparent elections" of Pillar 10- Operations of the Strategic Plan. Adoption of the resolution will ensure that the upcoming general election in November will be conducted in accordance with state and federal laws meant to maintain fairness, transparency and accessibility. The November election will be the first to feature elections in two of the new voting districts that were established in 2024.

Alternatives

- Adopt the proposed Resolution.
- Do not adopt the proposed Resolution calling for a consolidated election and securing the County's services in conducting a local election. This alternative would result in significantly increased costs to the City in holding both the State and general municipal elections.

Planning/CEQA

The City has determined that adoption of the involved elections resolution is exempt from provisions of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Sections 15061, subd. (b)(3) and 15378. The proposed election-related actions have no possibility of causing

significant environmental effects and are not considered a "project" for the purposes of CEQA since they have no potential for resulting in either a direct or indirect impact to the environment.

Public Notice Requirements

Notice of the consolidated election must be published between June 29 and July 13, 2026 in keeping with Elections Code Sections 12101 and 12111.

Attachment(s):
Resolution No. 6378
Exhibit A

RESOLUTION NO. 6378

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ORDERING A GENERAL MUNICIPAL ELECTION, REQUESTING THE MONTEREY COUNTY ELECTIONS DEPARTMENT TO CONDUCT THE ELECTION, REQUESTING CONSOLIDATION OF THE ELECTION WITH THE STATEWIDE GENERAL ELECTION, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE MONTEREY COUNTY REGISTRAR OF VOTERS FOR RELATED ELECTION SERVICES

WHEREAS, on May 15, 2024, the Soledad City Council adopted Ordinance No. 768 which established a district-based election system for council members in the City, whereby a council member elected to represent one of each of four districts in the City must reside in that district, must be a registered voter in that district, and must be elected from the voters of that district alone. Ordinance No. 768 did not change the prior process of electing the Mayor's position on an at-large basis; and

WHEREAS, the City of Soledad desires to hold a General Municipal Election on Tuesday, November 3, 2026, for the election of two (2) council members from Districts 1 and 2, each for a full four (4) year term, as well as the for the Mayor's at-large position for a two (2) year term, and

WHEREAS, various district, county, state and other political subdivision elections, including the City's General Municipal Election, may be or have been called to be held on November 3, 2026; and

WHEREAS, pursuant to Elections Code Section 10400, whenever two or more elections of any legislative or congressional district, public district, city, county, or other political subdivision are called to be held on the same day, in the same territory, or in territory that is in part the same, they may be consolidated upon the order of the governing body calling the elections; and

WHEREAS, pursuant to Elections Code Section 10400, such election for cities may be either completely or partially consolidated; and

WHEREAS, pursuant to Elections Code Section 10403, whenever an election called by a city for the submission of any question, proposition, or office to be filled is to be consolidated with a statewide election, and the question, proposition, or office to be filled is to appear upon the same ballot as that provided for that statewide election, the city shall, at least 88 days prior to the date of the election, file with the Board of Supervisors, and a copy with the Elections Official, a resolution of its governing body requesting the consolidation, and setting forth the exact form of any question proposition, or office to be voted upon at the election, as it is to appear on the ballot, and upon such request, the Board of Supervisors may order the consolidation; and

WHEREAS, the resolution requesting the consolidation shall be adopted and filed at the same time as the adoption of the ordinance, resolution or order calling the elections, and

WHEREAS, pursuant to Elections Code Section 10002, the governing body of any city may by resolution request the Board of Supervisors of the county to permit the County Election Official to render specified services to the city relating to the conduct of an election; and

WHEREAS, the resolution of the governing body of the city shall specify the services requested; and

WHEREAS, pursuant to Elections Code Section 10002, the city shall reimburse the county in full for the services performed upon presentation of a bill to the city; and

WHEREAS, pursuant to Elections Code Section 13307, whenever an election called by a city has offices to be filled, it is required to fix and determine the number of words that a candidate may submit on the candidate's statement to be from two hundred (200) to four hundred (400) words, and to determine if the candidate and or the political subdivision will pay the cost of the statement; and

WHEREAS, Elections Code Section 15651 requires a city to determine the means and manner in which a tie vote is to be resolved in the event that two or more persons receive an equal number of votes and the highest number of votes for an office to be voted upon.

THEREFORE, BE IT RESOLVED by the City Council of the City of Soledad as follows:

Section 1. Recitals and Findings

All of the recitals set forth above are true and correct to the best of the City Council's knowledge and by this reference, are incorporated herein.

Section 2. Call for Consolidated Election

A. The City Council of the City of Soledad hereby orders an election to be called and consolidated with any and all elections (including but not limited to the statewide general election) also called to be held on November 3, 2026, insofar as said elections are to be held in the same territory or in territory that is in part the same as the territory of the City of Soledad, and requests that the Board of Supervisors of the County of Monterey order such consolidation under Elections Code Sections 10401 and 10403.

The purpose of the election is to conduct the election for the following three (3) offices of the Soledad City Council on the November 3, 2026 ballot:

Seats Open	Office	Term
At-Large	Mayor	2 years
District 1	Council member	4 years
District 2	Council member	4 years

B. The governing body of the City of Soledad hereby requests the Board of Supervisors to permit the Monterey County Elections Department to provide any and all services necessary for conducting the election and agrees to pay for said services.

C. Pursuant to Elections Code Section 13307, each candidate for city office will pay the cost of the candidate's statement for inclusion in the County Voter Information Guide. Said statement shall not exceed two hundred (200) words in length and unless authorized by law, no other candidate materials will be allowed to be mailed with the candidate's statement. The candidate shall submit payment to the City of Soledad upon submission of the candidate's statement.

Section 3 Publication of Notice of Election In accordance with Sections 12101 and 12110 of the Elections Code and Section 6061 of the Government Code, the City Clerk is hereby authorized and directed to cause notice of the election, the offices to be filled, and a list of the named nominees for public offices to be published once in the Salinas Valley Tribune, a weekly newspaper of general circulation, printed, published and circulated in the City of Soledad and hereby designated for that purpose by the City Council of Soledad.

Section 4. Canvass of Votes- Action Upon Tie. The City hereby requests that the Registrar of Voters conduct the official canvass and provide the City with an Official Canvass and Statement of Votes. The City Council shall meet on or before the next scheduled meeting following the certification of the election to approve the canvass. Pursuant to Elections Code Section 15651(a), in the event of a tie vote, the City Council, acting as the Election Board, shall resolve the tie by lot.

Section 5. Payment For Services. The City Council determines that the "Service Agreement for the Provision of Election Services between the City of Soledad and the Monterey County Registrar of Voters," a copy of which is attached hereto as **Exhibit A** and by this reference incorporated herein, is hereby approved and the City Manager is hereby authorized and directed to execute the same on behalf of the City of Soledad.

Section 6. Effective Date. This resolution shall become effective immediately upon its passage and forthwith entered upon the minutes of this Council and kept and maintained by the City Clerk of the City of Soledad

Section 7. Certified Resolution. The City Clerk is hereby authorized and directed to certify the due adoption of this Resolution and to transmit a copy hereof so certified to the Board of Supervisors and the Registrar of Voters of Monterey County.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 17th day of June 2026 by the following vote:

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

Attest:

_____
MEGAN HUNTER, City Clerk

MONTEREY COUNTY ELECTIONS

1441 Schilling Place-North Building
Salinas, CA 93901

PO Box 4400
Salinas, CA 93912

831-796-1499 Phone
831-755-5485 Fax

CountyofMonterey.gov/Elections

elections@countyofmonterey.gov

Gina Martinez
Registrar of Voters

Jessica Cedillo
Assistant Registrar of Voters

May 11, 2026

City of Soledad
Attention: Darlene Noriega
P.O. Box 156
Soledad, CA 93960

RE: DOCUMENTS REQUIRED FOR NOVEMBER 3, 2026 – GENERAL ELECTION

In preparation for the November 3, 2026, General Election, please review the information below in completing and submitting required documents:

Required documents:

Deadline	Document	Notes
July 1, 2026 (125 days before the election)	Statement of Election Facts	Form enclosed
July 1, 2026 (125 days before the election)	Current district map showing boundaries and, if applicable, divisions	EC §10522 A map is required even if no changes have been made*
August 7, 2026 (88 days before the election)	Adopted Resolution and Service Agreement	Resolution checklist enclosed

**Any city, school or special district that submits a measure or other contest for inclusion on a ballot at an election will include a current map of the territory subject to election. A rebuttable presumption exists that failure to submit a new current map will indicate that the boundaries used in the previous election for said jurisdiction (or specified jurisdiction) will be used for future elections.*

Estimated Costs
To assist districts in preparing a budget for this election cycle, the estimated cost for the November General Election is $6.00 to $10.00 per registered voter. For districts under 1,000 voters, the estimated range can exceed $20 per registered voter. The ranges provided in this letter are only estimates based on historical averages for jurisdictions of all sizes and the actual cost will vary. The estimate is inclusive of all required activities and mailing. Other variables may impact the actual cost. These variables include the number of jurisdictions sharing the cost of the election, the number of candidates, length of candidate statements, the party responsible for candidate statements, and the actual number of registered voters at the time of the election. Per Elections Code §10002, the district shall reimburse the county in full for the election services performed. Please note that the inclusion of a measure on the ballot will not affect the estimated cost range per voter.

According to our records, the offices up for election include:

Mayor – 2-year term (1 seat)
Member, City Council, District 1 – 4-year term (1 seat)
Member, City Council, District 2 – 4-year term (1 seat)

Please feel free to contact me for more information at CandidateServices@countyofmonterey.gov or (831) 796-1486.

Sincerely,

Brandon Shioya
Elections Program Manager
Enclosures

City

STATEMENT OF ELECTION FACTS

FULL LEGAL NAME OF CITY AS IT SHOULD APPEAR ON ALL ELECTION DOCUMENTS:

_____

MAIL SHOULD BE ADDRESSED TO: _____ **TITLE:** _____

MAILING ADDRESS: _____ **TELEPHONE:** _____

FAX: _____ **E-MAIL:** _____ **WEBSITE:** _____

CITY ELECTED OFFICIALS LIST

NAME	ADDRESS	CITY AND DISTRICT (If applicable)	Member was elected by: 1) ELECTION/AIL* OR 2) APPOINTED TO FILL A VACANCY	YEAR Term ends	Full-term = 4yrs OR Short-term = 2yrs	IF THE MEMBER WAS APPOINTED BY THE BOARD TO FILL A VACANCY, WHO DID THIS MEMBER REPLACE?

***AIL=** Appointed-in-lieu of Election (filed for office and didn't go on the ballot)

Name of City Clerk/Manager: _____
Print Name

Name of Deputy City Clerk/Secretary: _____
Print Name

Check the box which applies to your city:

☐ **The District boundaries have changed since the last election. Enclosed is a new map to reflect those changes.**

☐ **I declare that there have been no boundary changes since the** _____ **election.**
Election Date

The limitation on the number of words in a candidate statement will be: ☐ **200 words** ☐ **400 words**

The entity charged for the candidate statement sent to each voter will be the: ☐ **City** ☐ **Candidate**

In case of a tie vote, the winner will be determined by: ☐ **Lot** ☐ **Runoff election**

_____ _____
Signature of City Clerk/Manager **Date**

SERVICE AGREEMENT FOR THE PROVISION OF ELECTION

SERVICES BETWEEN **City of Soledad** AND

COUNTY OF MONTEREY DEPARTMENT OF ELECTIONS

November 3, 2026

This Agreement, entered into this _____ day of _____ 2026, by and between **City of Soledad** and County of Monterey Department of Elections (hereinafter referred to as the Department);

WHEREAS, it is necessary and desirable that the Department be retained for the purpose of conducting an election hereinafter described for the **City of Soledad** (hereinafter referred to as the City);

NOW, THEREFORE, IT IS HEREBY AGREED BY THE PARTIES HERETO AS FOLLOWS:

SERVICES TO BE PERFORMED BY THE CITY:

1) No later than the 88th day prior to the election the City shall submit a resolution requesting the Department to conduct an election for the City on **November 3, 2026** and requesting election related services of the Department.

2) The City shall publish the Notice of Election and the Notice to File Declarations of Candidacy for the offices to be voted on, and/or the Notice to File Arguments for or against any measure.

3) The City shall submit to the Department in writing the exact number of offices to be voted on and the names and ballot designations of the candidates for those offices, and/or the exact ballot wording to be voted by no later than the 88th day prior to the election, or by the 83rd day prior to the election if Elections Code §§ 10225, 10229, and 10407 are applicable.

4) The City shall prepare and deliver to the Department the Voter Guide information containing, as applicable, candidates' statements of qualifications, ballot measure, tax rate statements, impartial analysis, arguments for or against and rebuttals thereto. The last day for the submission of primary arguments (300 words) and

impartial analysis shall be no later than **AUGUST 13, 2026.** The last day for the submission of rebuttal arguments (250 words) is **AUGUST 20, 2026**.

5) The City shall be responsible for reviewing and approving the language of the sample ballot and official ballot wording for candidates and measures.

SERVICES TO BE PERFORMED BY THE DEPARTMENT:

1) The Department shall select and contract with the sample and official ballot printer(s) on behalf of the City.

2) The Department shall prepare and deliver to the printer the official ballot information.

3) The Department shall issue, receive and process all ballots on behalf of the City matters.

4) The Department shall procure all necessary and appropriate polling place locations, hire polling place workers, and conduct the election in accordance with all applicable state, federal and local laws.

5) The Department shall prepare a Canvass of Votes Cast and submit a Certificate of Registrar of Voters to the City regarding the City matters.

6) The Department shall conduct other various and miscellaneous election activities as required including but not limited to all those required as the City's Election Official other than those described under "Services to be Performed by the City".

TERMS:

This Agreement shall be in effect for the performance of all services incident to the preparation and conduct of the election to be held on **NOVEMBER 3, 2026.**

The parties will use best efforts to perform services herein. However, in the event the Department is unable to perform services required under this Agreement that are beyond their control, including an employee strike, vendor conditions, natural disasters, war, or other similar conditions, the Department will be relieved of all obligations under this Agreement. The Department will provide reasonable notice, if practical, of any conditions beyond their control, including notice at least 60 days prior to **NOVEMBER 3, 2026** of vendor conditions affecting the election services. In the event a vendor does not perform, the Department will attempt to obtain substitute services.

CONSIDERATION:

In consideration of the performance of services and supplies provided by the Department, the City shall pay to the Department a sum equal to the actual cost of such services, expenses, and supplies related to the work performed on behalf of City. In the event that this Agreement is terminated prematurely, the City shall pay to the Department a sum equal to the actual cost of such services performed or supplies/expenses incurred as of the effective date of the termination.

The City shall make payment within 30 days of receipt of invoice from the Department.

CITY:

Signature: _____ Date: _____

Print Name: _____

Title: _____

COUNTY:

Signature: _____ Date: _____

Print Name: Gina Martinez

Title: County of Monterey, Registrar of Voters

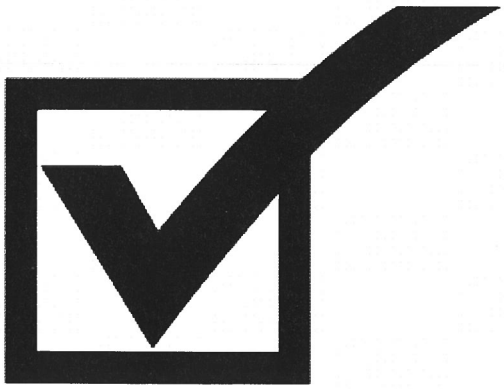
CITY/SPECIAL DISTRICT NAME:

_____

RESOLUTION CHECKLIST FOR:
November 3, 2026 – General Election

This checklist is a guideline for resolutions submitted by districts to consolidate board member elections. There is a separate checklist for resolutions calling for measures.

- ☐ Order the election
- ☐ Request that Monterey County Elections conduct the election
- ☐ Request the date on which the election is to be held
- ☐ Specify the number of seats up for election
- ☐ Request to permit Monterey County Elections Department to provide any and all services necessary for conducting the election
- ☐ Specify word count on the candidate statement per Elections Code §13307
- ☐ Specify whether the District or candidate will pay for the candidate statement per Elections Code §13307
- ☐ Request that the election be consolidated with any other jurisdiction within Monterey County holding an election on the same day per Elections Code §10400
- ☐ Specify that the district will reimburse the Elections Department in full for the services performed upon presentation of a bill to the city or district per Elections Code §10002
- ☐ Indicate how tie votes will be resolved per Elections Code §15651



AGENDA ITEM NO. 5.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6380, a Resolution of the City Council of the City of Soledad, Adopting a List of Projects for Fiscal Year 2026 - 2027 Funded by SB 1: The Road Repair and Accountability Act of 2017**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Don Wilcox, Public Works Director, and Alex Ramos, Engineering Project Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 17, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad consider and approve Resolution No. 6380, "Adopting a List of Projects for Fiscal Year 2026-2027 Funded by SB 1: The Road Repair and Accountability Act of 2017."

Executive Summary

The City Council is being asked to adopt a Resolution approving the Fiscal Year 2026–2027 List of Projects funded by Senate Bill 1 (SB 1): The Road Repair and Accountability Act of 2017. Adoption of the Resolution is required annually by the California Transportation Commission (CTC) for the City to remain eligible to receive Road Maintenance and Rehabilitation Account (RMRA) funding.

The proposed projects list identifies the Fiscal Year 24/25 Slurry Seal Project (2026 Slurry Seal Project) and the West Street Road Diet and Complete Streets Project , and are anticipated to total approximately $1,707,803 of SB 1 funding. These projects will support pavement preservation efforts, roadway striping enhancements, and extend the useful life of the City's transportation infrastructure. Approval of the Resolution will satisfy the annual SB 1 funding and reporting requirements.

Background

Senate Bill 1 (SB 1), known as the Road Repair and Accountability Act of 2017, provides additional transportation funding through a combination of taxes and fees to address basic road maintenance, rehabilitation, and critical safety needs throughout California's transportation network. Through SB 1, cities and counties receive Road Maintenance and Rehabilitation Account (RMRA) funding to support eligible transportation improvements and preserve existing infrastructure.

To remain eligible for RMRA funding each fiscal year, local agencies must submit a list of proposed

projects to the California Transportation Commission (CTC). The project list must identify proposed improvements, funding allocations, schedules, and useful life estimates and be supported by an adopted budget and resolution approved during a regular public meeting. This staff report is intended to provide the required project and budgetary information necessary to satisfy the annual funding and reporting requirements established by SB 1.

Review & Analysis

The FY 25/26 Slurry Seal Project design phase officially commenced in Spring 2026, with construction anticipated for Fall 2026. In addition to performing slurry seal improvements, the City has identified the opportunity to enhance existing pavement striping and markings to improve roadway visibility, traffic operations, and consistency with the latest Manual on Uniform Traffic Control Devices (MUTCD) requirements. Through these improvements, the City intends to perform not only a pavement preservation project but also roadway safety enhancements where appropriate.

The City also plans to utilize approximately $347,803 in SB 1 Road Maintenance and Rehabilitation Account (RMRA) funding toward the West Street Road Diet and Complete Streets Project to support remaining project costs associated with roadway rehabilitation, traffic calming, pedestrian and bicycle improvements, and complete streets enhancements. The project is identified within the City's Local Roadway Safety Plan (LRSP) and supports the City's ongoing efforts to improve multimodal transportation safety and mobility along the West Street corridor.

All proposed projects must be included in the City budget adopted by the City Council during a regular public meeting. The Capital Improvement Program (CIP) for Fiscal Years 2027–2030 shall include the proposed projects upon approval. RMRA revenues will continue to be accounted for within Fund 411, "Gas Tax," and administered in a manner similar to existing Gas Tax allocations. Projects funded wholly or partially through RMRA funding will also be reflected within the City's Capital Improvement Program and related budget documents.

The following projects are proposed to be funded through RMRA funding during Fiscal Year 2026/2027 and are anticipated to total approximately $1,707,803:

- Fiscal Year 24/25 Slurry Seal Project (2026 Slurry Seal Project) - $1,360,000
- West Street Road Diet and Complete Streets Project - $347,803

Financial Considerations

Senate Bill 1 Road Maintenance and Rehabilitation Account (RMRA) funding is provided by the State to support roadway rehabilitation, pavement preservation, and transportation improvements intended to extend roadway useful life and improve overall transportation system performance. The use of these funds will be reflected within the Fiscal Year 2026/2027 Budget and Capital Improvement Program.

The City of Soledad will receive an estimated $775,154 in RMRA funding in Fiscal Year 2026–2027 from SB 1. As of the date of this report, Fund 411 – Gas Tax (SB 1) maintains an available balance of approximately $3,563,855.59. This balance has accumulated over multiple fiscal years due to the City's practice of programming funding for larger transportation and pavement preservation projects. It is not uncommon for local agencies to accumulate RMRA funding in order to deliver larger-scale transportation improvements and maximize project efficiencies.

The proposed Fiscal Year 2026/2027 SB 1 project list totals approximately $1,707,803 and will be

funded using a combination of previously accumulated RMRA funds and future RMRA revenues. Following completion of the proposed projects, sufficient RMRA funding will remain available for future transportation and pavement preservation projects identified through the City's Capital Improvement Program and Pavement Management Program.

Strategic Plan Alignment

This project is consistent with Objective 5.4.2 – Improve roadway conditions through data-driven maintenance and capital planning. Specifically, the Strategic Plan identifies the implementation of a five-year rolling Capital Improvement Plan (CIP) to guide street reconstruction and rehabilitation. These annual submittals enable Staff to coordinate and plan projects for the next five years.

Alternatives

- Adopt the proposed Resolution; or
- Do not adopt the proposed Resolution. This is not recommended as it may affect the City's ability to receive funding for transportation infrastructure, traffic safety, and street maintenance projects.

Planning/CEQA

This action is not considered a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5), as it involves organizational and administrative activities that will not result in direct or indirect physical changes to the environment. Any future discretionary projects resulting from this action will be evaluated separately for CEQA applicability.

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6380

RESOLUTION NO. 6380

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026 – 2027 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017), was passed by the Legislature and signed into law by the Governor in April 2017 to address the significant multimodal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Soledad are aware of the projects proposed for funding in the community and which projects have been completed each fiscal year; and

WHEREAS, the City of Soledad must adopt by resolution a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, in the City budget, which must include a description and the location of each proposed project, a proposed schedule for project completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Soledad will receive an estimated $775,154 in RMRA funding in Fiscal Year 2026–2027 from SB 1; and

WHEREAS, the City maintains previously received and unexpended RMRA funding within Fund 411 – Gas Tax (SB 1), which has accumulated over multiple fiscal years and currently totals approximately $3.56 million, allowing the City to advance larger transportation and pavement preservation projects beyond a single year's annual allocation; and

WHEREAS, maintaining and preserving the local street and road system in good condition will reduce driving times and traffic congestion, improve bicycle safety, and make the pedestrian experience safer and more appealing, which leads to reduced vehicle emissions and supports statewide air quality and greenhouse gas reduction goals; and

WHEREAS, the City of Soledad has conducted transportation planning, budget development, and public engagement efforts such as budget explanation town hall meetings, City Council budget discussions, and adoption of the 2023 Pavement Management Program (PMP); and

WHEREAS, the City of Soledad uses the 2023 Pavement Management Program (PMP) and Pavement Management System (StreetSaver) to develop the SB 1 project list to ensure revenues are used on high-priority and cost-effective projects that align with community transportation needs; and

WHEREAS, SB 1 funding, including both anticipated Fiscal Year 2026–2027 revenues (S775,154) and previously accumulated RMRA funds ($3,563,855.59), will support pavement preservation improvements associated with the Fiscal Year 24/25 Slurry Seal Project (2026 Slurry Seal Project), improve deficient pavement striping and markings, enhance roadway

visibility, support completion of the West Street Road Diet and Complete Streets Project, and address roadway areas impacted by recent utility and trench restoration activities throughout the community; and

WHEREAS, the 2023 California Statewide Local Streets and Roads Needs Assessment found that Monterey County and, therefore, the City of Soledad streets and roads are in at-risk condition, and this revenue will help improve the overall quality of the roadway system and support continued pavement preservation efforts; and

WHEREAS, the SB 1 project list and continued investment in local transportation infrastructure will improve roadway conditions, extend pavement life, enhance striping visibility, support safer travel for motorists, bicyclists, and pedestrians, and improve the overall appearance and functionality of the City's transportation network; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Soledad finds as follows:

1. All of the recitals set forth above are true and correct to the best of their knowledge and are incorporated herein.

2. The non-enterprise Capital Improvement Program (CIP) budget for Fiscal Year 2026–2027 will incorporate the following list of projects planned to be funded with Road Maintenance and Rehabilitation Account revenues:

   Project Title: FY24/25 – Slurry Seal Project
   Project Description: To perform pavement preservation improvements in the form of slurry seal treatment on eligible streets, including associated roadway striping enhancements intended to extend pavement life, improve roadway conditions, and enhance roadway visibility and safety.
   Project Location: Locations are to be determined during the scope development and pre-construction phase of the project. Final project limits may be adjusted based on roadway priorities, design development, and available funding.
   Estimated Project Schedule: March 2026 – November 2026
   Estimated Project Useful Life: 10 Years

   Project Title: West Street Road Diet and Complete Streets Project
   Project Description: The West Street Road Diet and Complete Streets Projects is a complete streets project that aims to implement a road diet (4 lanes down to 2 lanes) on West Street to promote traffic calming. This is achieved by introducing protected bike lanes, curb extensions, striping, and raised medians and landscaping. This project will also have various high-visibility crosswalks, speed tables, Rapid Rectangular Flashing Beacons, and streetlight infill.
   Project Location: West Street Corridor between Front Street and Gabilan Drive
   Estimated Project Schedule: June 2026 – December 2027
   Estimated Project Useful Life: 10 – 20 Years

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 17th day of June 2026, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

AGENDA ITEM NO. 6.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6381 , A Resolution of the City Council of the City of Soledad Approving a New Consulting Services Agreement with Robin Warbey in an Amount Not to Exceed $111,000 and Authorizing the City Manager to Execute Said Agreement**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Megan Hunter, City Manager**

THROUGH:

MEETING DATE: **June 17, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad consider and adopt Resolution No. 6381, "Approving a New Consulting Services Agreement with Robin Warbey in an Amount Not to Exceed $111,000 and Authorizing the City Manager to Execute Said Agreement".

Executive Summary

Following the departure of the City's IT Director and IT Technician, the City retained consulting services to maintain operations, address critical technology needs, and support ongoing infrastructure projects. During this transition, the City identified significant deficiencies in its IT environment, including aging infrastructure, inadequate backup systems, and network reliability issues. Despite extensive recruitment efforts, the City has been unable to fill the vacant IT Manager position and has relied on a combination of in-house staff and consultant support. After terminating its agreement with Monterey Computer Corporation, the City consolidated technical expertise under Robin Warbey Consulting, which now provides both strategic leadership and hands-on technical support through Robin Warbey and Edward Agubiya. Staff recommends approval of a new agreement with Robin Warbey Consulting in an amount not to exceed $110,000 through June 30, 2027, as a cost-effective solution that maintains service levels, supports critical infrastructure improvements, and provides budget certainty.

Background

In October 2024, the City's Information Technology (IT) Director, Steven Andranigian, departed after approximately eight years of service. Several months earlier, the City's IT Technician had also resigned. While the City subsequently hired Diego Herrera as IT Technician, the loss of both positions created an immediate need for senior-level IT expertise to assess system vulnerabilities, maintain operational continuity, and support ongoing technology initiatives.

To address this need, the City entered into a consulting agreement with Robin Warbey Consulting to provide strategic and technical IT support during the transition.

As part of this effort, the City identified several significant infrastructure and cybersecurity concerns, including:

- Outdated server infrastructure;
- Lack of cloud-based backup and disaster recovery systems;
- Manual and inconsistent cybersecurity practices;
- Aging and fragile network infrastructure serving City Hall, the Police Department, Public Works, and the Water Reclamation Facility; and
- Significant cabling deficiencies and network reliability issues.

To provide additional hands-on technical support, the City entered into a time-and-materials agreement with Monterey Computer Corporation (MCC) on July 24, 2025, in an amount not to exceed $50,000. On March 4, 2026, the agreement was converted to a flat monthly rate of $6,800 to provide more consistent support to the IT Technician, who had been operating without an IT Manager since his hiring.

The City's original goal was to phase out consultant support through the recruitment of a permanent IT Manager. The City conducted an extensive recruitment effort and extended offers to two qualified candidates; however, both candidates ultimately declined due to compensation considerations. Given the highly competitive market for experienced IT professionals, recruitment efforts have not yet been successful. As a result, the City has relied on a hybrid model consisting of in-house staff and contracted consulting services.

This arrangement remained effective until the departure of Edward Agubiya, who served as the City's primary technical contact at MCC. The City was unable to obtain the same level of technical support. Thus, the City terminated the contract with MCC on May 7, 2026. Following the termination of the MCC agreement, Mr. Agubiya joined Robin Warbey Consulting. To ensure continuity of service and minimize disruption to ongoing projects, Robin Warbey Consulting incorporated Mr. Agubiya's services under its existing consulting arrangement with the City. This transition has been successful and has provided the City with consistent technical leadership and project support.

Review & Analysis

The City is currently undertaking several significant IT infrastructure modernization projects under the guidance of Robin Warbey and Edward Agubiya. To streamline administration, improve accountability, and maintain continuity of service, staff recommends consolidating all IT consulting and technical support services under a single agreement with Robin Warbey Consulting.

The proposed agreement establishes a flat monthly service fee of $9,000, with a contingency of $3,000 for expenses, for a total contract amount not to exceed $111,000 through June 30, 2027. The higher July fee reflects the need for additional IT support for significant Police Department improvements. Although the IT team has deployed the new server, the servers hosting TracNet and Surveillance Grid are failing and will require dedicated IT resources in July.

As noted above, the City had hoped to hire an IT Manager to reduce consultant services. This hybrid approach has been working. By consolidating the services of MCC and Robin Warbey Consulting under one contract, it’s estimated the City will save approximately $10,000. As noted above, Edward

Agubiya is working as a subconsultant under the agreement with Robin Warbey, Consulting and is based in Salinas. As a result, he has been able to deploy quickly when in person services are needed.

This structure provides budget certainty and aligns with common IT service agreements utilized by other public agencies.

Scope of Services

Robin Warbey Consulting will provide ongoing IT consulting and support, in collaboration with City IT staff and other vendors. Consultant will provide general oversight of IT direction and provide feedback to City staff and collaborative direction to other parties working on City IT.

- Ongoing IT services include, but are not limited to:
- Operating system maintenance, including installation of manufacturer patches and updates
- Installation of manufacturer security updates
- Configuration, monitoring, and testing of all system backups
- Monitoring and maintenance of servers and virtualization platforms
- Monitoring and maintenance of network switches and routers
- Monitoring and basic management of wireless infrastructure
- Log review, performance monitoring, and resource analysis
- Helpdesk support
- Network monitoring and maintenance
- Server administration
- Cybersecurity support
- IT planning and strategy
- Incident response
- User profile and environment administration as needed
- Support is provided via remote support technologies and on-site.
- Troubleshooting connectivity, infrastructure, and system performance issues
- Other tasks as directed by the City Manager of delegates.

Support will be provided both remotely and onsite. A representative will visit City facilities at least once every two weeks for a minimum of four hours, with additional onsite support provided as necessary.

Coordination with City Staff

Robin Warbey Consulting will coordinate with City IT staff for front- line support and will collaborate with third-party vendors as necessary. The City will notify Robin Warbey Consulting in advance of planned IT staff absences when Robin Warbey Consulting may be required to provide primary front-line coverage.

Hardware procurement and software licensing costs are not included in this agreement unless otherwise specified in writing.

Robin Warbey Consulting has performed satisfactorily and has demonstrated the capacity to provide both routine support and higher-level expertise as needed.

Financial Considerations

The proposed flat-rate agreement will not exceed $111,000 through June 30, 2027. This cost is substantially lower than filling the vacant IT Director position, which carries an estimated annual cost of approximately $212,788, including salary and benefits.

Additionally, the proposed agreement is less than the City's total IT consulting expenditures in Fiscal Year 2025–2026, which were approximately $157,200. By consolidating strategic and technical support services under a single contract, the City will achieve cost savings while maintaining critical IT operations, advancing infrastructure modernization efforts, and strengthening the reliability and resilience of its technology systems.

Accordingly, the proposed agreement represents a fiscally prudent interim solution as the City continues its efforts to recruit a permanent IT Director.

Strategic Plan Alignment

This agreement directly supports **Goal 10.4 – Modernize Technology and Fleet Infrastructure to Support Efficient, Secure, and Resilient City Operations.** Specifically, it advances *Objective 10.4.1 – Conduct a citywide assessment of hardware, software, and technology infrastructure needs*. The agreement enables the timely completion of the IT server replacement project for City Hall, the Wastewater Reclamation Facility, and the Police Department, addressing critical infrastructure vulnerabilities and ensuring continuity of essential City services.

Alternatives

- Adopt the resolution and amendment as presented; or
- Do not adopt the resolution and provide other direction to Staff. *This is not recommended as it could seriously jeopardize our IT infrastructure and departmental productivity.*

Planning/CEQA

The proposed professional services agreement does not constitute a “project” under the California Environmental Quality Act (CEQA) (CEQA Guidelines §15378). Since the agreement will not result in any direct or reasonably foreseeable physical changes to the environment, it is not considered a project, and no environmental review is required.

Public Notice Requirements

Not required.

Attachment(s):
Resolution No. 6381
Exhibit A

RESOLUTION NO. 6381

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING A NEW CONSULTING SERVICES AGREEMENT WITH ROBIN WARBEY CONSULTING IN AN AMOUNT NOT TO EXCEED $111,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT

WHEREAS, in October 2024, the City experienced the departure of its Information Technology Director following approximately eight years of service, and the City's IT Technician position had also become vacant several months earlier; and

WHEREAS, the City subsequently hired an IT Technician but required additional senior-level technical expertise to maintain operational continuity, evaluate system vulnerabilities, and support critical technology initiatives; and

WHEREAS, the City retained Robin Warbey Consulting to provide strategic and technical information technology support during this transition period; and

WHEREAS, to provide additional hands-on technical support, the City entered into a time-agreement with Monterey Computer Corporation (MCC) on July 24, 2025 to provide more consistent support to the IT Technician, who had been operating without an IT Manager since his hiring; and

WHEREAS, with the support of Robin Warbey Consulting and MCC, the City has undertaken several critical technology modernization projects, including server replacements and network infrastructure improvements affecting City Hall, the Police Department, Public Works, and the Water Reclamation Facility; and

WHEREAS, this arrangement remained effective until the departure of Edward Agubiya, who served as the City's primary technical support at MCC; and

WHEREAS, lacking the necessary technical support, the City terminated its contract with MCC on May 7, 2026; and

WHEREAS, following the termination of the agreement with MCC, Robin Warbey Consulting incorporated the services of Edward Agubiya, thereby ensuring continuity of technical support and minimizing disruption to ongoing projects; and

WHEREAS, City staff has determined that consolidating strategic and technical information technology services under a single agreement with Robin Warbey Consulting will improve accountability, streamline contract administration, maintain continuity of service, and reduce overall costs; and

WHEREAS, the proposed agreement establishes a flat monthly fee structure of $9,000, with a total compensation amount not to exceed $111,000 including expenses through June 30, 2027; and

WHEREAS, the proposed agreement is anticipated to result in cost savings when compared to maintaining multiple consulting contracts and remains substantially less than the annual cost of filling the vacant Information Technology Director position; and

WHEREAS, the proposed professional services agreement does not constitute a "project" under the California Environmental Quality Act (CEQA Guidelines §15378) because it will not result in any direct or reasonably foreseeable physical change to the environment and therefore no environmental review is required.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Soledad hereby approves a new Consulting Services Agreement with Robin Warbey Consulting, in an amount not to exceed $111,000 for the period beginning July 1, 2026 and ending June 30, 2027, attached hereto as **Exhibit A**, and authorizes the City Manager to execute the Agreement.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 17th day of June 2026 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M.VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Manager

Exhibit A

CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF SOLEDAD AND ROBIN WARBEY CONSULTING

THIS AGREEMENT for consulting services is made by and between the City of Soledad ("City") and Robin Warbey Consulting ("Consultant") (together sometimes referred to as the "Parties") as of 7/01/2026 (the "Effective Date").

Section 1. **SERVICES**. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

1.1 **Term of Services.** The term of this Agreement shall begin on July 1, 2026 and shall end on June 30, 2027, the date of completion specified in Exhibit A, and Consultant shall complete the work described in Exhibit A on or before that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as referenced in Section 8.

1.2 **Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged.

1.3 **Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

1.4 **Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.1 above and to satisfy Consultant's obligations hereunder.

Section 2. **COMPENSATION.** City hereby agrees City hereby agrees to pay Consultant a sum not to exceed $111,000, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant's proposal, attached as Exhibit A, regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 **Invoices.** Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;
- The Consultant's signature;
- Consultant shall give separate notice to the City when the total number of hours worked by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours within a 12-month period under this Agreement and any other agreement between Consultant and City. Such notice shall include an estimate of the time necessary to complete work described in Exhibit A and the estimate of time necessary to complete work under any other agreement between Consultant and City, if applicable.

2.2 **Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.

2.3 **Final Payment.** City shall pay the last 10% of the total sum due pursuant to this Agreement within 60 days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 **Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement,

unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.5 **Hourly Fees.** The City will pay the Consultant a flat service fee of $9,000 per month instead of an hourly rate. The City will also pay any related expenses up to $3,000 as outlined in Exhibit A.

2.6 **Reimbursable Expenses.** Reimbursable expenses shall not exceed $3,000. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

2.7 **Payment of Taxes.** Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.8 **Payment upon Termination.** In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets to verify costs incurred to that date.

2.9 **Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

[NOTE TO STAFF: SECTION 3 MAY BE MODIFIED AS NECESSARY FOR THE TYPE OF WORK.]

Section 3. **FACILITIES AND EQUIPMENT.** Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. **INSURANCE REQUIREMENTS.** Before beginning any work under this Agreement, Consultant, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects, and that such insurance is in effect prior to beginning work to

the City. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence that such insurance is in effect to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Consultant shall maintain all required insurance listed herein for the duration of this Agreement.

4.1 **Workers' Compensation.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than $ 1,000,000 per accident. In the alternative, Consultant may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Consultant, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

4.2 **Commercial General and Automobile Liability Insurance.**

4.2.1 **General requirements.** Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than $ 1,000,000 per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

4.2.2 **Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001, Code 1 (any auto). No endorsement shall be attached limiting the coverage.

4.2.3 **Additional requirements.** Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. The Insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

b. City, its officers, officials, employees, and volunteers are to be covered as insureds as respects: liability arising out of work or operations performed by or on behalf of the Consultant; or automobiles owned, leased, hired, or borrowed by the Consultant

c. For any claims related to this Agreement or the work hereunder, the Consultant's insurance covered shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

d. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City.

4.3 Professional Liability Insurance.

4.3.1 General requirements. Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than $ 1,000,000 covering the licensed professionals' errors and omissions. Any deductible or self-insured retention shall not exceed $150,000 per claim.

4.3.2 Claims-made limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

b. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant shall purchase an extended period coverage for a minimum of five years after completion of work under this Agreement.

d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.3.3 **Additional Requirements.** A certified endorsement to include contractual liability shall be included in the policy

4.4 **All Policies Requirements.**

4.4.1 **Acceptability of insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.2 **Verification of coverage.** Prior to beginning any work under this Agreement, Consultant shall furnish City with complete copies of all policies delivered to Consultant by the insurer, including complete copies of all endorsements attached to those policies. All copies of policies and certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf. If the City does not receive the required insurance documents prior to the Consultant beginning work, it shall not waive the Consultant's obligation to provide them. The City reserves the right to require complete copies of all required insurance policies at any time.

4.4.3 **Deductibles and Self-Insured Retentions.** Consultant shall disclose to and obtain the written approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

4.4.4 **Wasting Policies.** No policy required by this Section 4 shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

4.4.5 **Waiver of Subrogation.** Consultant hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to affect this waiver of subrogation.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the consultant, its employees, agents, and subcontractors.

4.4.6 **Subcontractors.** Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.5 **Remedies.** In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time

herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or

- Terminate this Agreement.

Section 5. **INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.** To the full extent permitted by law, Consultant shall indemnify, defend and hold harmless City, its governing body, officers, agents, employees from and against any and all liability, loss damage, claims, expenses and costs (including, without limitation, reasonable attorney fees and cost and costs of litigation) (collectively "Liability") of every nature which arises out of, pertains to, or relates to the negligence, recklessness or willful misconduct of Consultant in the performance of this Agreement, except such Liability caused by the active negligence, sole negligence or willful misconduct of City. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Consultant or its agents or employees under Worker's Compensation acts, disability benefits acts, or other employee benefit acts. This indemnification obligation is not limited by any limitation on the amount or type of damages available under any applicable insurance coverage and shall survive expiration or early termination of this Agreement. This section is applicable to services provided under this agreement that are design professional services provided by a licensed architect, landscape architect, professional engineer, or professional land surveyor.

With respect to third party claims against the Consultant, the Consultant waives any and all rights of any type of express or implied indemnity against the Indemnitees.

Notwithstanding the forgoing, to the extent this Agreement is a "construction contract" as defined by California Civil Code section 2783, as may be amended from time to time, such duties of Consultant to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

Section 6. **STATUS OF CONSULTANT.**

6.1 **Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Consultant

accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

6.2 **Consultant Not an Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

7.1 **Governing Law.** The laws of the State of California shall govern this Agreement.

7.2 **Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Consultant's Failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

7.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

7.4 **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

7.5 **Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this

Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

8.1 **Termination.** City may cancel this Agreement at any time and without cause upon written notification to Consultant.

Consultant may cancel this Agreement upon 30 days written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

8.2 **Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

8.3 **Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.

8.4 **Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.

8.6 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall included, but not be limited to, the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;

8.6.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or

8.6.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.

9.2 **Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

9.3 **Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds

expended under this Agreement exceeds $10,000.00, the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of 3 years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

10.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Monterey or in the United States District Court for the Northern District of California.

10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.

10.6 **Use of Recycled Products.** Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.

10.7 **Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous 12 months, an employee, agent, appointee, or official of the City. If Consultant was an employee,

agent, appointee, or official of the City in the previous twelve months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

10.8 **Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.9 **Contract Administration.** This Agreement shall be administered by Beatriz Trujillo, Housing Analyst ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.10 **Notices.** Any written notice to Consultant shall be sent to:

Robin Warbey Consulting
1738 River City Way
Sacramento, CA 95833

Any written notice to City shall be sent to:
Megan Hunter, City Manager
City of Soledad
P.O. Box 248
Soledad, CA 93960

10.11 **Professional Seal.** Where applicable in the determination of the contract administrator, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.

_____ Seal and Signature of Registered Professional with report/design responsibility.

10.12 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibits A, represents the entire and integrated agreement between

City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

Exhibit A Scope of Services

10.13 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

[SIGNATURES ON FOLLOWING PAGE]

The Parties have executed this Agreement as of the Effective Date.

CITY OF SOLEDAD	CONSULTANT
_____	_____
Megan Hunter, City Manager	Robin Warbey
Date:_____	Date:_____

EXHIBIT A

Timeframe: Consultation shall be ongoing at the discretion of the City Manager.

Scope of Work: Ongoing IT consulting and support, in collaboration with City IT staff and other vendors. Consultant will provide general oversight of IT direction and provide feedback to City staff and collaborative direction to other parties working on City IT.

Ongoing IT services include, but are not limited to:

- Operating system maintenance, including installation of manufacturer patches and updates
- Installation of manufacturer security updates
- Configuration, monitoring, and testing of all system backups
- Monitoring and maintenance of servers and virtualization platforms
- Monitoring and maintenance of network switches and routers
- Monitoring and basic management of wireless infrastructure
- Log review, performance monitoring, and resource analysis
- Helpdesk support
- Network monitoring and maintenance
- Server administration
- Cybersecurity support
- IT planning and strategy
- Incident response
- User profile and environment administration as needed
- Support is provided via remote support technologies and on-site.
- Troubleshooting connectivity, infrastructure, and system performance issues
- Other tasks as directed by City Manager or delegates.

Reporting: Consultant reports directly to the City Manager, unless by explicit agreement.

Compensation: Monthly rate is $9,000.00. The rate is the same for onsite and remote support. Invoices are sent monthly via electronic mail and City agrees to provide the Consultant contact information for person responsible for Accounts Payable.

Consultant may submit up to $3,000 in reimbursable costs and travel related expenses for onsite work during the term of the contract.

Remote Support: Consultation is provided both on-site and via remote support technologies. Consultant makes every reasonable effort to facilitate the delivery of seamless remote support, and the City agrees to receive support this way when appropriate.

Confidentiality: Data obtained during and as a result of consultation for the City will be confidential and shared with the City, and the City's professional advisors, and others only at the City Manager's express direction. Consultant will not copy or otherwise remove the City's data from the City's premises without a specific reason and without specific permission from the City Manager.

Response Times: The City understands that Consultant strives for the fastest response times possible. The City further understands that response times will vary depending on overall workload and that Consultant reserves the right to prioritize work based on urgency, even if the work is for another client. Client understands that Consultant utilizes remote access and support technologies to improve response times.

AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution Nos. 6382, 6383, 6384, 6385, and 6386, Resolutions of the City Council of the City of Soledad Ordering the Levy and Collection of Assessments for Various Districts for Fiscal Year 2026/2027**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Donald Wilcox, Public Works Director and Juan Huerta, Assistant Engineer**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 17, 2026**

Recommendation

- Staff Report
- Open hearing to the public for each Assessment District
  - Diamond Ridge(MAD and BAD)
  - Orchard Villas(MAD and BAD)
  - Rancho San Vicente(MAD only)
- Close hearing to the public for each Assessment District
  - Diamond Ridge(MAD and BAD)
  - Orchard Villas(MAD and BAD)
  - Rancho San Vicente(MAD only)
- Council Discussion
- Council Action

It is recommended that the City Council consider and adopt the following Resolutions of the City Council of the City of Soledad:

a. Resolution No. 6382, Ordering the Levy and Collection of Assessments in the amount listed below within the Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase I) for Fiscal Year 2026/2027.
b. Resolution No. 6383, Ordering the Levy and Collection of Assessments in the amount listed below within the Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I, Phase I) for Fiscal Year 2026/2027.
c. Resolution No. 6384, Ordering the Levy and Collection of Assessments in the amount listed below within the Parks and Open Space Maintenance Assessment District No. 1, Annexation No. 1 (Orchard Villas/Miravale II) for Fiscal Year 2026/2027.
d. Resolution No. 6385, Ordering the Levy and Collection of Assessments in the amount listed

below within the Benefit Assessment District No. 2 (Orchard Villas/Miravale II) for Fiscal Year 2026/2027.

e. Resolution No. 6386, Ordering the Levy and Collection of Assessments in the amount listed below within the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District for Fiscal Year 2026/2027.

Executive Summary

The City of Soledad has five Assessment Districts formed to levy and collect assessments against the lots or parcels of land within such districts to pay for the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the Districts. All five Assessment Districts' proposed levies are following FY 25/26's patterns, and as such, the respective increases of the proposed assessments are due to the 3% annual adjustment for Rancho San Vicente-CHISPA and by CPI inflation adjustments for the other four districts.

Background

In 2003, the City Council of the City of Soledad formed the Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase I); Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I, Phase I); and the Rancho San Vicente Parks and Open Space Maintenance Assessment District. In 2006, the Council formed the Parks and Open Space Maintenance Assessment District No. 1, and the Annexation No. 1 (Orchard Villas/Miravale II); Benefit Assessment District No. 2 (Orchard Villas/Miravale II). In January 2022 the Council approved the Liberty Court Annexation to the Parks and Open Space Maintenance Assessment District No. 1 (Orchard Villas/Miravale II) and also to the Benefit Assessment District No. 2 (Orchard Villas/Miravale II). All of these Districts were formed to levy and collect assessments against the lots or parcels of land within such districts to pay for the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the Districts.

Each year the City is required to approve an updated Engineer's Annual Levy Report for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District. This report is presented at a public hearing to give the public an opportunity to comment.

Review & Analysis

With the formation of the various districts, as approved by the property owners pursuant to a mailed ballot election conducted in accordance with Article XIII D of the California Constitution, the City Council in subsequent fiscal years thereafter has the ability to impose the initial maximum assessment rate that was established at the year of formation which can be adjusted on an annual basis by the Consumer Price Index (CPI) of the San Francisco -Oakland-Hayward area. Notwithstanding the fact that the maximum assessment rate is adjusted on an annual basis, the maximum assessment is not always assessed on all or any of the properties within a given district, and in some cases, where a district has been formed prior to the time that all of the involved public improvements have been constructed, properties may be assessed with a minimal assessment simply to cover administrative costs.

The City Council must order, by Resolution, to levy and collect assessments against the assessable lots and parcels of land within each District for that portion of the fiscal year commencing July 1, 2026, and ending June 30, 2027, to pay applicable operating, maintenance, and service costs and expenses of

identified improvements. On May 20, 2026, several questions were raised to the Assessment Districts; those questions have been addressed and can be found below.

1. *A question was asked about the mention of a 61-acre park in the Orchard/Miravale II MAD Engineers Report and which park that was referring to.*
    - Staff confirmed that the 61 acre park was a typo and was instead a 0.61 acre park within Orchard Villas namely being Ethan Park. The change rectifying this typo has been made to the Final Engineer Report.
2. *A question was asked why the Orchard Villas/Miravale II MAD was increasing by $53.38, which was much higher than the rest of the assessment districts.*
    - The large increase to the Orchard Villas-Miravale MAD has been reduced, as the overall number of Equivalent Dwelling Units (EDUs) increased in the final roll check that was done in FY 2025-26, so there is a slight reduction to the assessment from the previous year of 26 cents, this change has been made within the final engineers report.
3. *A question was asked on what percentage of CPI was used for the Diamond Ridge Assessments.*
    - The percentage used for the Diamond Ridge Assessments was an increase of 3.8%.
4. *A question was asked on why residents of the Orchard Villas/Miravale II Assessment paid for maintenance of Bryant Canyon Channel if Bryant Canyon Channel was located in county property.*
    - There is a small portion of Bryant Canyon Channel, which is located within City Limits and acts as an outfall for stormwater runoff and the assessment pays for the maintenance of this portion of the channel.
5. *A question was made whether Joe Ledesma Park was going to receive recycled water and whether, if it did the residents of Rancho San Vicente would be charged a lower fee for water used for irrigation as a result.*
    - Joe Ledesma Park will be receiving recycled water for use in it's irrigation, a recycled water rate study will be completed to determine costs for using recycled water, and as such a determination cannot be made at this time whether the current rates will be lower or higher**.**

On May 20, 2026, the City Council approved Resolution Nos. 6362 and 6363 setting the public hearing and preliminarily approving the Engineer's Annual Levy Reports for the Parks and Open Space Maintenance Assessment District No. 1 (Orchard Villas/Miravale II) and Benefit Assessment District No. 2 (Orchard Villas/Miravale II). The public hearing was set for June 17, 2026.

On May 20, 2026, the City Council approved Resolution No. 6364 setting the public hearing and preliminarily approving the Engineer's Annual Levy Report for the Rancho San Vicente Parks and Open Spaces District. The public hearing was set for June 17, 2026.

On May 20, 2026, the City Council approved Resolution Nos. 6360 and 6361 setting the public hearing and preliminarily approving the Engineer's Annual Levy Reports for the Diamond Ridge Benefit Assessment District No. 1 (Miravale I) and Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I). The public hearing was set for June 17, 2026.

The attached resolutions, if approved, will provide final approval of the Engineer's Annual Levy Report for each district, authorize the levy and collection of said assessments and order the maintenance, operating and/or servicing of the improvements identified in each Engineer's Annual Levy Report. It is worth noting that the Engineer's Annual Levy Reports establish both a "recommended" Fiscal Year 2026-2027 assessment as well as the "maximum" Fiscal Year 2026-2027 assessment for each parcel in each district.

Consideration and action on the five (5) resolutions should only be taken after public hearings on said matters have been completed. Once the resolutions are approved, Staff will forward the documents to the County so that the assessments can be paid through the property tax roll system.

The table below shows a summary of the maximum allowable assessments, recommended Fiscal Year ("FY") 2026-2027 assessments and previous year's assessments. Preliminary Annual Engineer's Reports for each District are available for review in the City Clerk's Office. On behalf of the City, DTA reviewed all the City's maintenance and benefit assessment districts' fund balances and has recommended the following assessments for each of the districts for Fiscal Year 2026/2027:

City of Soledad

Historical MAD and BAD Yearly Assessment per EDU

FUND	Description	Short Description	FY 26/27 Maximum Assessment Allowable	Rates Applied Per EDU[1]					
				FY* 26/27	FY 25/26	FY 24/25	FY 23/24	FY 22/23	FY 21/22
647	Rancho San Vicente-CHISPA	San Vicente	$869.58	$869.58	$844.25	$819.66	$795.79	$772.61	$750.11
649	Diamond Ridge Assessment PH [2]	BAD #1	$515.78	$314.27	$298.17	$254.11	$243.08	$241.93	$223.39
650	Diamond Ridge Assessment Parks [2]	MAD#1	$499.44	$499.44	$481.17	$471.69	$457.89	$447.85	$413.16
651	Orchard Villas/Miravale II Parks	MAD #1 Annex No. 1	$1,432.09	$610.32	$610.58	$610.57	$649.76	$676.15	$625.75
652	Orchard Villas/Miravale II Benefit	BAD #2	$295.88	$295.88	$288.72	$281.16	$274.66	$260.84	$247.96

1. Rates are only applied, and do not reflect Approved Max Rates.
2. Final FY 2026/27 assessment subject to change once the San Francisco Consumer Price Index for April becomes available.
* Levy for FY 26/27 is Proposed Rate Per EDU (Equivalent Dwelling Unit).

All five Assessment Districts' proposed levies are following FY 25/26's patterns; and, as such, the respective increases of the proposed assessments are due to the 3% annual adjustment for Rancho San Vicente - CHISPA and by CPI inflation adjustments for the other four districts.

The total assessment intended to be collected for the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District is $869.58 per lot. Funds collected for this assessment are used for park maintenance, street landscaping, parkway water charges, park water charges, park electrical charges, sound wall maintenance, street lighting electrical and replacement.

The total assessment intended to be collected for the Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase I) is $314.27 per lot. Funds collected for this assessment are to be used for routine maintenance and dredging of the percolation pond, street sweeping, storm drain repair and maintenance, engineering plans and specifications, inspection and overhead.

The total assessment intended to be collected for the Diamond Ridge Parks and Open Spaces Maintenance District No. 1 (Miravale I, Phase I) is $499.44 per lot. Funds collected for this assessment are to be used for maintenance of the parks, playgrounds, streets and landscaping, street landscape water charges, park water charges, park electrical charges, planter wall maintenance, sound wall replacement and painting, street lighting electrical and replacement.

The total assessment intended to be collected for the Parks and Open Space Maintenance Assessment District No. 1 (Orchard Villas/Miravale II) is $610.32 per lot. Funds collected for this assessment are to be used for maintenance of the parks, streets and landscaping, street landscape water charges, park water charges, park electrical charges, planter wall maintenance, sound wall replacement and painting, street lighting electrical and replacement.

The total assessment intended to be collected for the Benefit Assessment District No. 2 (Orchard Villas/Miravale II) is $295.88 per lot. Funds collected for this assessment are used for routine maintenance such as street sweeping, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection, and any other items of work necessary and incidental for the proper maintenance and operation.

DTA has prepared and filed a Final Engineer's Report ("Report(s)") for each District and recommends funding each District with the assessments shown in the table above. The Reports are available in the City Clerk's office for review.

Financial Considerations

All costs incurred by the City in the preparation and administration of the involved assessment districts will be charged against each district and paid by impacted property owners. The costs include all maintenance as well as costs to service the districts including City administration, required engineer's reports, contingency reserves and the County fee. The total collected and anticipated to be expended in the 2026-2027 fiscal year per district is listed below:

$116,523.72	647 - Rancho San Vicente
$109,051.69	649 - Diamond Ridge BAD
$173,305.68	650 - Diamond Ridge MAD
$390,664.64	651 - Miravale Orchard MAD
$189,392.28	652 - Miravale Orchard BAD
$978,938.01	**Total Assessed and Collected**

Strategic Plan Alignment

The assessment districts are a key component of Strategic Plan Implementation by ensuring a ongoing funding source to maintain improvements of streets, parks, landscaping and open space, lighting, sound walls, and detention basins. Ensuring that the City can achieve multiple objectives including:

- 5.4.2 – Improve roadway conditions through data-driven maintenance and capital planning; and
- 5.5.1 – Transform key corridors through comprehensive streetscape design; and
- 5.5.2 – Strengthen pedestrian and bicycle connections between parks, neighborhoods, and housing developments; and
- 5.5.3 – Expand citywide urban forestry and green infrastructure; and
- 4.1.1 - Ensure all city parks and public spaces are safe, accessible, and vibrant through improved amenities, infrastructure, and connectivity.

Alternatives

- Approve the proposed resolutions.
- Do not approve the attached resolutions. This action is not recommended as the City has committed to operations and maintenance of these Districts which requires the recommended levies as necessary to fund the operations and maintenance of these districts.

Planning/CEQA

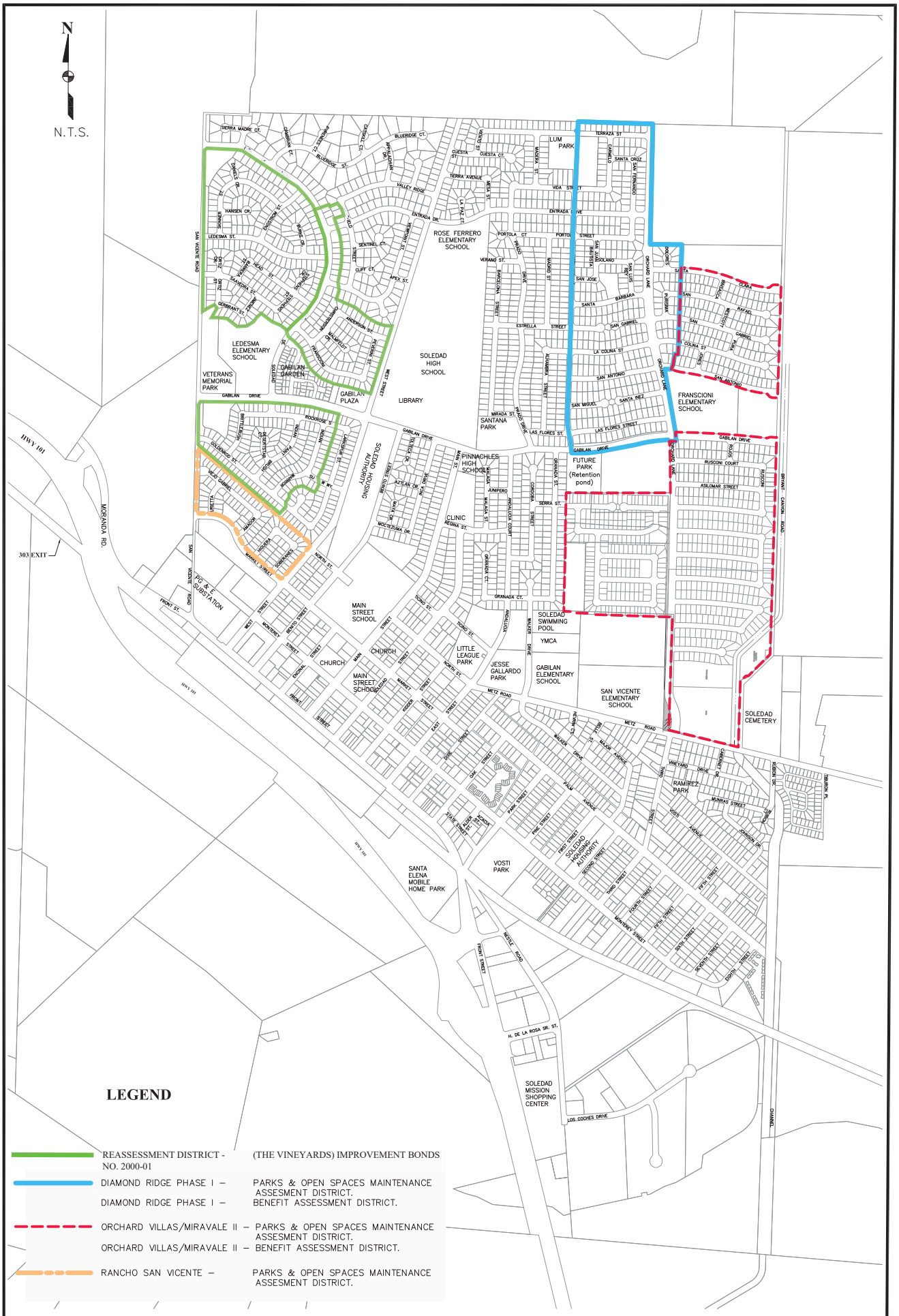
This action is not considered a Project under the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15378 (b)(4) because it adopts a method by which to create government funding mechanisms or constitutes other government fiscal activities which do not involve any

commitment to any specific project which may result in a potentially significant physical impact on the environment.

Public Notice Requirements

The Public Hearing Notice was published on May 27, 2026 in the Salinas Valley Tribune.

Attachment(s):
Assessment District Map
Resolution No. 6382 - Diamond Ridge BAD (Levy)
Diamond Ridge BAD Final Engineers Report FY 2026-27
Resolution No. 6383 - Diamond Ridge MAD (Levy)
Diamond Ridge MAD Final Engineers Report FY 2026-27
Resolution No. 6384 - Orchard Villas/Miravale II MAD Levy
Orchard Villas MAD Final Engineers Report FY 2026-27.pdf
Resolution No. 6385 - Orchard Villas/Miravale II BAD Levy
Orchard Villas/Miravale II BAD Final Engineers Report FY 2026-27
Resolution No. 6386 - Rancho San Vicente MAD Levy
Rancho San Vicente MAD Final Engineers Report FY 2026-27



CITY OF SOLEDAD - DEPARTMENT OF PUBLIC WORKS
ASSESSMENT DISTRICTS

Exhibit A
April 2022

RESOLUTION NO. 6382

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE DIAMOND RIDGE BENEFIT ASSESSMENT DISTRICT NO. 1 (DIAMOND RIDGE, PHASE I) FOR FISCAL YEAR 2026/2027

The City Council of the City of Soledad, California (hereinafter referred to as the "City") does resolve as follows:

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Diamond Ridge Benefit Assessment District No. 1 (hereafter referred to as the "District") for the fiscal year commencing July 1, 2026 and ending June 30, 2027 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California, beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, DTA has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, this City and DTA have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF SOLEDAD FOR THE DIAMOND RIDGE BENEFIT ASSESSMENT DISTRICT NO. 1 AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,

ii) the District includes all of the lands so benefited; and,

iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services. This Fiscal Year assessment for the Diamond Ridge Benefit Assessment District No. 1 is $314.27 per parcel.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed and approved by the City Council.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of the following described improvements of a local nature on public lands within said District including street sweeping, storm drain lines, storm retention pond silt removal, bank stabilization and restoring percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and supervision and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Monterey shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Finance Director shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as the "Improvement Fund, City of Soledad, Diamond Ridge Benefit Assessment District No. 1" and such monies shall be expended only for the maintenance, operation, and servicing improvements and facilities as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the fiscal year commencing July 1, 2026 and ending June 30, 2027.

Section 8 The City Clerk or their designate is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

PASSED, APPROVED and **ADOPTED** this 17th day of June, 2026 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Manager

www.FinanceDTA.com

FINAL ENGINEER'S REPORT

DIAMOND RIDGE

BENEFIT ASSESSMENT DISTRICT NO. 1

FUND #649

CITY OF SOLEDAD | COUNTY OF MONTEREY

Beginning Fiscal Year: 2026-2027

Intent Meeting: May 20, 2026

Public Hearing: June 17, 2026

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PUBLIC WORKS DIRECTOR

Donald Wilcox, P.E.

PROFESSIONAL SERVICES

ASSESSMENT ENGINEERING

Stephen A. Runk, P.E.

DTA Public Finance, Inc.

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APPENDICES

APPENDIX A ASSESSMENT ROLL

I AFFIDAVIT AND CERTIFICATES

CITY OF SOLEDAD

DIAMOND RIDGE
BENEFIT ASSESSMENT DISTRICT NO. 1

This Engineer's Report ("Report") and the enclosed descriptions, budget, and assessment diagram outline the District and include the proposed assessments for each lot, parcel, and subdivision of land within said District to be levied for Fiscal Year 2026-2027 as they existed at the time of the passage of the Resolution of Intention.

Reference is hereby made to the Monterey County Assessor's Maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated this _____ day of _____, 2026.

DTA Public Finance, Inc.
Assessment Engineer
On Behalf of the City of Soledad

By: _____
Kuda Wekwete
Project Manager

By: _____
Stephen A. Runk, P.E.
License Number: C23473

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2026.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Soledad, California, on the _____ day of _____, 2026.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

II ENGINEER'S REPORT

WHEREAS, the City Council of the City of Soledad ("City"), pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 64 of Division 2 of the California Government Code ("1982 Act"), adopted its resolution ("Resolution") initiating proceedings for the levy of Fiscal Year 2026-2027 assessments against properties in the Diamond Ridge Benefit Assessment District No. 1 (the "District") to fund maintenance and operation of street and storm water improvements that have been determined to specially benefit properties in the District ("Improvements").

WHEREAS, the Resolution directs the Assessment Engineer to prepare and file a report ("Engineer's Report" or "Report") pursuant to the 1982 Act and Article XIIID of the California Constitution ("Proposition 218").

This Report includes the following sections:

- **Plans and Specifications** – Plans and specifications for services to be provided. Plans and specifications are a part of this Report whether or not separately bound.
- **Cost Estimate** – An estimate of the annual cost of services to be provided. Also included, are administrative and incidental costs that include maintenance, reserve, repairs, and rehabilitation expenses.
- **Assessment Roll** – An assessment roll, showing the amount to be assessed against each parcel of real property within this District and the names and addresses of the property owners. An Assessor's Parcel number or other designation describes each parcel. Each parcel is also assigned an "assessment number" that links the Assessment Roll to the Assessment Diagram.
- **Method of Assessment** – A statement of the method by which the Assessment Engineer determined the amount to be assessed against each parcel, based on special benefits to be derived by each parcel from the services.
- **Assessment Diagram** – A diagram showing all of the parcels of real property to be assessed within this District. The diagram corresponds with the Assessment Roll by assessment number.
- **Termination of District/Limitations of Report** – A statement as to the duration of the District and the accuracy of the data and information necessary for the development of this annual Report.

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for the District, by virtue of the power vested under the 1982 Act and the order of the City, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the Improvements, including the incidental costs and expenses, to be paid by the District.

The net assessment in Fiscal Year 2026-2027 is summarized in Table 1.

Table 1: Net Assessment for Fiscal Year 2026-2027 [1]

Item	Amount
Maintenance Costs	$27,267
Capital Improvement Costs	$680,000
Administration Costs	$42,799
Levy Adjustments (Reserve Fund Credit)	($641,015)
Net Assessment	**$109,050**

Notes:

1. Figures may not sum due to rounding.

DTA does hereby assess the net amount to be assessed upon all assessable lots or parcels of land within the District by apportioning the amount allocable among the several lots or parcels of each in proportion to the estimated special benefits to be received by each such lot or parcel from the Improvements, as more particularly set forth in the list attached as Appendix A ("Assessment Roll") and by this reference made as part of this Engineer's Report. The District diagram appearing herein is a representation of the assessment diagram that was approved by resolution of the City Council. Reference is hereby made to the Assessor's Maps of the County of Monterey for Fiscal Year 2026-2027 for a more particular description of the properties within the District. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the County of Monterey Assessment Roll.

DTA Public Finance, Inc.

_____ _____

Kuda Wekwete
Project Manager

Date

_____ _____

Stephen A. Runk, P.E.
License Number: C23473

Date

III PLANS AND SPECIFICATIONS

The plans, specifications, and studies of the Improvements for this District are voluminous and will not be bound in this Report, but by this reference are incorporated as if attached to this Report. The plans and specifications are on file with the City of Soledad and/or the County of Monterey, California.

A Description of the District

The District is generally bounded by the northerly boundary of Miravale, Phase I Tract Map to the north, Gabilan Drive to the south, Orchard Lane to the east, and Toledo Street to the west. A District diagram incorporated herein under Section VII of this Report outlines the boundaries of the District. This diagram incorporates all lots, parcels, and subdivisions of land within the District as the same existed at the time this Report was prepared, a complete listing of which is provided in **Appendix A** of this Report.

B District Improvements, Facilities, and Services

The following descriptions, provided in the formation documents of the District, identify the types of improvements that will be maintained by the District. Detailed maps and descriptions of these improvements are on file with the City and are available for inspection in the office of the City Engineer and have been incorporated into this Report by reference.

B.1 Street Improvements

The maintenance and operation of the improvements located on the streets within the District includes street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and inspection, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work within the following streets and on appurtenant improvement plans.

Improvements that are covered under the maintenance and operations of the District are located on the following streets: Toledo Street (East Half), Orchard Lane, Gabilan Drive, San Antonio, Santa Ynez, San Miguel, Los Flores Street, La Colina Street, Estrella Street, San Gabriel, Vista Avenue, Santa Barbara, San Jose, Solano, San Luis Rey, San Juan Bautista, Portola Street, Entrada Drive, San Fernando, Vida Street, Carmelo Street, Santa Cruz, Terraza Street, Dolores, Santa Clara, La Purisima, and San Rafael.

B.2 Storm Water Improvements

Maintenance and operation includes storm retention pond silt removal, bank stabilization and restoring percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work within the following area and on appurtenant improvement plans.

B.3 Incidental and Other Expenses

Incidental costs include contingencies and assessment district incidentals such as engineering, printing, notices to property owners, collection costs, legal fees, administration, and supervision.

IV COST ESTIMATE

Applicable law requires the Engineer's Report to contain an estimate of the costs of the Improvements for Fiscal Year 2026-2027, including estimates of (i) the total costs for Improvements for Fiscal Year 2026-2027, including incidental expenses, (ii) the amount of any surplus in the improvement fund to be carried over from a previous Fiscal Year, (iii) the amount of any contributions to be made from sources other than assessments levied pursuant to this part, (iv) the amount, if any, of the annual installment for the Fiscal Year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments, and (v) the net amount to be assessed upon assessable lands within the District. Estimates of these amounts are provided below.

The following describes the costs that are funded through the District.

A Costs of Improvements

A.1 Projected Annual Maintenance Costs & Capital Improvement Costs

Included in the City's Public Works Department Budget Request are estimated costs for the annual maintenance, servicing and funding of all improvements within the District. District direct maintenance expenses are estimated at $27,267 for Fiscal Year 2026-2027 as shown in Table 2 below. District's direct capital improvement costs are estimated at $680,000 for Fiscal Year 2026-2027 as shown in Table 3 below.

Table 2: Projected Annual Direct Maintenance Costs [1]

Item Description	Cost Estimate
Percolation Pond	$7,194
Street Sweeping	$15,072
Storm Drain Repair/Maintenance	$3,562
Engineering	$1,439
City Inspection and Overhead	$0
Reserve Collection/(Transfer)	$0
Total	**$27,267**

Notes:

1. Figures may not sum due to rounding.

Table 3: Projected Capital Improvement Costs

Item Description	Cost Estimate
Crack Seal/Slurry Seal Project*	$680,000
Total	**$680,000**

*Note: Funded by the available funds in the capital reserve account.

A.2 Projected Annual Administration Costs

In addition to the costs listed above, there will be costs attributed to the administration of the District. As shown in Table 4, the District administration costs are estimated to be $42,799 for Fiscal Year 2026-2027. These costs are summarized below.

Table 4: Projected Annual Administration Costs [1]

Item Description	Cost Estimate
City Administration	$28,449
Contingency	$2,741
District Administration	$5,000
Printing and Advertising	$1,404
County Collection	$5,205
Total	**$42,799**

Notes:

1. Figures may not sum due to rounding.

A.3 Projected Annual Levy Adjustment

Finally, in addition to the costs listed above, certain levy adjustments will be made to account for any operating or capital reserve credits or required capital collections to the District's reserve fund. As shown in Table 5, an Operating Reserve Credit of $40,000 and Capital Reserve Credit of $680,000 have been applied to offset the required Capital Reserve Collection of $78,985. Therefore, a net total of $641,015 Reserve Fund Credit has been applied to the Fiscal Year 2026-2027 assessment.

Table 5: Projected Annual Levy Adjustment

Item Description	Cost Estimate
Capital Reserve Collection	$78,985
Operating Reserve Credit	($40,000)
Capital Reserve Credit	($680,000)
Total	**($641,015)**

B Annual Cost Indexing

B.1 City/District Administration, Printing, and Advertising

With the passage of Proposition 218, any proposed increase in assessments must be approved by impacted property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment obligation) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an Engineer's Report, balloting, and the public hearing process can potentially exceed the total amount of the increase. The incidental costs of these proceedings may be added to the assessments, resulting in even higher assessments.

Therefore, indexing assessments annually to the published "San Francisco Consumer Price Index for Urban Consumers" ("SF CPI") allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any other significant changes to the District (e.g., increases in service, modification of the boundary, etc.) would still require Proposition 218 proceedings and, ultimately, property owner approval.

Thus, on each July 1, commencing on July 1, 2003, the maximum authorized unit assessment rates established in these proceedings will be indexed (increased) annually by a factor equal to the published April SF CPI from the preceding Fiscal Year.

The most recent data for the increase in the SF CPI is the increase between April 2025 and April 2026 and shows an increase equal 3.80%. Therefore, on July 1, 2026, the maximum assessment will thus be increased by 3.80%.

Since the maximum assessment is likely sufficient to cover the cost estimates for improvements and other expenses for Fiscal Year 2026-2027, an amount equal to only the total projected costs will be assessed on the property within the District. The assessment levy in future years may be any amount less than or equal to the maximum assessment in that year.

B.2 Collection Fees

The County Auditor/Controller also charges an additional 0.25% of the total amount assessed.

B.3 Reserve Collection/Transfer

The applicable law provides for a District Reserve Fund that provides for the collection of funds to cover District operations between July 1 (beginning of the Fiscal Year) and the date on which the County remits first installment of assessments collected from the property tax bills (typically January or February). Any negative amounts entries for this budget item represent transfers from the Reserve Fund to reduce the assessment in a given fiscal year. A fully funded Reserve enables the District to (i) cover operational expenses incurred in the six (6) months of the fiscal year, without any City funds from non-District accounts; and (ii) address any unforeseen or unusual expenditures that may occur during the year.

C Contributions from Other Sources

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred…" In accordance with that provision, it is determined that there will be no general benefit from the Improvements in Fiscal Year 2026-2027, as explained in Section VI of this Report.

D Annual Installments

The entire amount of the net assessment, as shown in Table 6 below, will be assessed in Fiscal Year 2026-2027.

E Net Assessment

Pursuant to the foregoing, Table 6 shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2026-2027.

Table 6: Net Assessment for Fiscal Year 2026-2027 [1]

Item	Total Costs	Special Benefit Allocated	Net Assessment
Maintenance Costs (Direct)			
Percolation Pond	$7,194	100%	$7,194
Street Sweeping	$15,072	100%	$15,072
Storm Drain Repair/Maintenance	$3,562	100%	$3,562
Engineering	$1,439	100%	$1,439
City Inspection and Overhead	$0	100%	$0
Reserve Collection/Transfer	$0	100%	$0
Capital Improvement Costs (Direct)			
Crack Seal/Slurry Seal Project [2]	$680,000	100%	$680,000
Administration Costs			
City Administration	$28,449	100%	$28,449
Contingency	$2,741	100%	$2,741
District Administration	$5,000	100%	$5,000
Printing and Advertising	$1,404	100%	$1,404
County Collection	$5,205	100%	$5,205
Levy Adjustments			
Capital Reserve Collection	$78,985	100%	$78,985
Operating Reserve Credit	($40,000)	100%	($40,000)
Capital Reserve Credit	($680,000)	100%	($680,000)
Net Assessment	**$109,050**	**N/A**	**$109,050**

Notes:

1. Figures may not sum due to rounding.
2. Funded by the available funds in the capital reserve account.

V ASSESSMENT ROLL

The Assessment Engineer has prepared an Assessment Roll for the District as required by applicable law, based upon the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for Fiscal Year 2026-2027 and shows the Fiscal Year 2026-2027 assessment, assessment number, Assessor's Parcel Number, and land use designation for each parcel.

The Assessment Roll, as provided in **Appendix A**, lists the Assessor's Parcel Numbers within this Assessment District by assessment number. The assessment numbers appearing on the Assessment and the names and addresses of the property owners are as shown on the last equalized assessment roll for taxes or as known to the Assessor of Monterey County.

All parcel information has been provided to DTA by the City Public Works Department, the previous Assessment Engineer, and the County of Monterey.

VI METHOD OF ASSESSMENT

A Background

Pursuant to the 1982 Act, the legislative body establishes and determines the "estimated benefit received" by each parcel from the Improvements.

In addition, Article XIIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

"Special benefit" is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer's Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (2008), Beutz v. County of Riverside (2010), Golden Hills Neighborhood Association v. City of San Diego (2011),* and *Concerned Citizens v. West Point Fire Protection District (2011).*

Methodologically, it is necessary and essential to identify the special benefit that the improvements, facilities, and services will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of DTA as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer's Report for consideration at the public hearing. However, the final authority and action rests with the City Council after hearing all testimony and evidence presented at the public hearing. Upon conclusion of the public hearing, the City Council must make the final action in determining that the assessment has been made in direct proportion to the special benefit received.

In determining the net amount to be assessed upon parcels within the District, Section 22573 of the California Streets and Highways Code states that such amount "may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218 further states that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel," where "special benefit" means "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large." This Section VI describes the methodology used to calculate the net amount to be assessed on each parcel within the District in proportion to the special benefit conferred on each such parcel.

B Benefits of Improvements

The benefits associated with the local landscaping improvements are shown in Table 7 below.

Table 7: Benefits from Landscaping Improvements

Landscaping Improvements
Enhanced desirability of properties through association with the improvements.
Improved aesthetic appeal of properties within the District providing a positive representation of the area.
Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
Environmental enhancement through improved erosion resistance, and dust and debris control.
Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation, and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods as identified in Table 8 below.

Table 8: Benefits from Street Lighting Improvements

Street Lighting Improvements
Enhanced deterrence of crime and the aid to police protection.
Increased nighttime safety on roads and highways.
Improved ability of pedestrians and motorists to see.
Improved ingress and egress to property.
Reduced vandalism and other criminal acts and damage to improvements or property.
Improved traffic circulation and reduced nighttime accidents and personal property loss.
Increased promotion of business during nighttime hours in the case of commercial properties.

C Categories of Benefit

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred on a parcel," where "Special Benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." It is therefore necessary to establish definitions of General Benefit and Special Benefit as such terms relate to the benefit to be derived from the Improvements.

The Improvements to be maintained and operated in the District were within or in areas in close proximity to the proposed developed residential lots. As a result, the developed residential lots in the District will receive 100% of the special benefits of the operation and maintenance of the Improvements. These benefits include enhanced neighborhood health and safety, improved quality of life from drainage, flood control and street improvements, protection of improved property, enhanced comfort, and increased desirability of the immediate surroundings of the residential units within the District. Importantly, because of the location of the improvements within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole. Any such general benefit is so incidental and negligible that it cannot be calculated for purposes of assessment.

D Allocation of Special Benefit to Parcels

In accordance with the provisions in the formation documents, the annual maintenance and operation budget is developed for improvements located in the entire Diamond Ridge Subdivision Project. As discussed previously, developed parcels in the District are the only parcels that derive special benefit from maintenance and operations and as such, must bear the cost of these activities. However, it is anticipated that as future subdivisions develop the assessments will be prorated to reflect the District's proportionate share of the costs of a given operation and maintenance activity.

Importantly, Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. As a result, the following property will be considered exempt from the assessment: areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and right-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

Factored development unit calculations for residential areas are as follows:

Low Density Single-Family Residential = 1.0 Unit

Future Medium Density Residential = 0.8 Unit

E Amount of Assessment

Pursuant to the foregoing, Table 9 below shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2026-2027.

Table 9: Fiscal Year 2026-2027 Assessment Rates in the District

Assessment Per EDU Fiscal Year 2025-2026	Assessment Per EDU Fiscal Year 2026-2027	Max Assessment Per EDU Fiscal Year 2026-2027
$298.17	$314.27	$515.78

Table 10: Fiscal Year 2026-2027 Cost Estimate [1]

Description	Total Amount ($)	Special Benefit Apportioned to District	Fiscal Year 2026-2027 Total Budget (Amount Funded to District)
(A) Annual Maintenance (Direct Costs)			
Operating Expenses			
Percolation Pond	$7,194	100%	$7,194
Street Sweeping	$15,072	100%	$15,072
Storm Drain Repair/Maintenance	$3,562	100%	$3,562
Engineering	$1,439	100%	$1,439
City Inspection & Overhead	$0	100%	$0
Reserve Collection/ (Transfer)	$0	100%	$0
(B) Capital Improvements			
Crack Seal/Slurry Seal Project	$680,000	100%	$680,000
(C) Administration			
City Administration	$28,449	100%	$28,449
Contingency	$2,741	100%	$2,741
District Administration	$5,000	100%	$5,000
Printing & Advertising	$1,404	100%	$1,404
County Collection	$5,205	100%	$5,205
Subtotal (A+B+C)	**$750,066**	**N/A**	**$750,066**
(D) Levy Adjustments			
Capital Reserve Collection			$78,985
Operating Reserve Transfer In/(Out)			($40,000)
Capital Reserve Transfer Out			($680,000)
Balance to Levy (A+B+C+D)	**N/A**	**N/A**	**$109,050**
(E) District Assessment			
Total EDUs Count	347		
Total Parcels Count	347		
Total Parcels Levied	347		
FY 2026-2027 Calculated Assessment per EBU	**$314.27**		
FY 2026-2027 Maximum Assessment per EBU	**$515.78**		
FY 2026-2027 Maximum Levy	**$178,976**		
(F) Fund Balance Information			
Beginning Fund Balance FY 2026-2027	**$682,139**		
Reserve Fund Adjustments	**($641,015)**		
Anticipated Ending Balance FY 2026-2027	**$41,124**		

Notes:

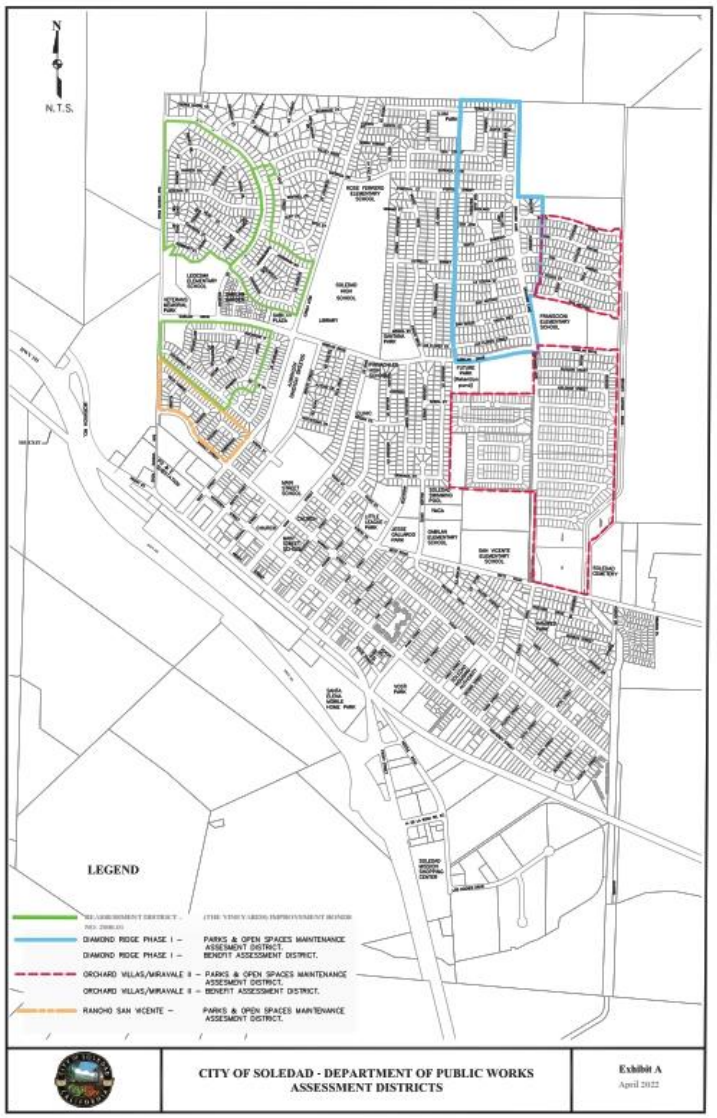
1. Figures may not sum due to rounding.

VII ASSESSMENT DIAGRAM AND BOUNDARY MAP

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1982 Act and is on file in the Office of the City Clerk.

The parcels within the District generally consist of the lots, parcels, and subdivisions of land found within the following District Diagram and are based on the Monterey County Assessor's Maps and the Monterey County Assessor's information that existed at the time this Report was prepared.

Figure 1: Assessment Diagram



VIII TERMINATION OF DISTRICT/LIMITATIONS OF REPORT

A Termination of District

Assessments associated with the District will be levied each Fiscal Year until the District is dissolved by the City Council.

B Limitations of Report

The conclusions, calculations, and recommendations in this Report rely on the substantial data and information provided to DTA at the time of the writing of the Report by the following parties:

1. City of Soledad, specifically the Public Works Department;
2. The previous Assessment Engineer; and
3. The County of Monterey.

APPENDIX A

City of Soledad
Diamond Ridge Benefit Assessment District No. 1
Fiscal Year 2026-2027

ASSESSMENT ROLL

City of Soledad
Diamond Ridge Benefit Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-2027 Levy Amount
022442001000	54003	1.00	$314.27
022442002000	54003	1.00	$314.27
022442003000	54003	1.00	$314.27
022442004000	54003	1.00	$314.27
022442005000	54003	1.00	$314.27
022442006000	54003	1.00	$314.27
022442007000	54003	1.00	$314.27
022442008000	54003	1.00	$314.27
022442009000	54003	1.00	$314.27
022442010000	54003	1.00	$314.27
022442011000	54003	1.00	$314.27
022442012000	54003	1.00	$314.27
022442013000	54003	1.00	$314.27
022442014000	54003	1.00	$314.27
022442015000	54003	1.00	$314.27
022442016000	54003	1.00	$314.27
022442017000	54003	1.00	$314.27
022442018000	54003	1.00	$314.27
022442019000	54003	1.00	$314.27
022442020000	54003	1.00	$314.27
022442021000	54003	1.00	$314.27
022442022000	54003	1.00	$314.27
022442023000	54003	1.00	$314.27
022442024000	54003	1.00	$314.27
022442025000	54003	1.00	$314.27
022442026000	54003	1.00	$314.27
022442027000	54003	1.00	$314.27
022442028000	54003	1.00	$314.27
022442029000	54003	1.00	$314.27
022442030000	54003	1.00	$314.27
022442031000	54003	1.00	$314.27
022442032000	54003	1.00	$314.27
022442033000	54003	1.00	$314.27
022442034000	54003	1.00	$314.27
022442035000	54003	1.00	$314.27
022442036000	54003	1.00	$314.27
022442037000	54003	1.00	$314.27
022442038000	54003	1.00	$314.27
022442039000	54003	1.00	$314.27
022442040000	54003	1.00	$314.27

City of Soledad
Diamond Ridge Benefit Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-2027 Levy Amount
022442041000	54003	1.00	$314.27
022442042000	54003	1.00	$314.27
022442043000	54003	1.00	$314.27
022442044000	54003	1.00	$314.27
022442045000	54003	1.00	$314.27
022442046000	54003	1.00	$314.27
022442047000	54003	1.00	$314.27
022442048000	54003	1.00	$314.27
022442049000	54003	1.00	$314.27
022442050000	54003	1.00	$314.27
022442051000	54003	1.00	$314.27
022442052000	54003	1.00	$314.27
022442053000	54003	1.00	$314.27
022442054000	54003	1.00	$314.27
022442055000	54003	1.00	$314.27
022442056000	54003	1.00	$314.27
022442057000	54003	1.00	$314.27
022442058000	54003	1.00	$314.27
022442059000	54003	1.00	$314.27
022442060000	54003	1.00	$314.27
022442061000	54003	1.00	$314.27
022442062000	54003	1.00	$314.27
022442063000	54003	1.00	$314.27
022442064000	54003	1.00	$314.27
022442065000	54003	1.00	$314.27
022442066000	54003	1.00	$314.27
022442067000	54003	1.00	$314.27
022442068000	54003	1.00	$314.27
022442069000	54003	1.00	$314.27
022442070000	54003	1.00	$314.27
022442071000	54003	1.00	$314.27
022442072000	54003	1.00	$314.27
022442073000	54003	1.00	$314.27
022442074000	54003	1.00	$314.27
022442075000	54003	1.00	$314.27
022442076000	54003	1.00	$314.27
022442077000	54003	1.00	$314.27
022442078000	54003	1.00	$314.27
022442079000	54003	1.00	$314.27
022442080000	54003	1.00	$314.27

City of Soledad
Diamond Ridge Benefit Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-2027 Levy Amount
022442081000	54003	1.00	$314.27
022442082000	54003	1.00	$314.27
022442083000	54003	1.00	$314.27
022442084000	54003	1.00	$314.27
022442085000	54003	1.00	$314.27
022442086000	54003	1.00	$314.27
022442087000	54003	1.00	$314.27
022442088000	54003	1.00	$314.27
022442089000	54003	1.00	$314.27
022442090000	54003	1.00	$314.27
022442091000	54003	1.00	$314.27
022442092000	54003	1.00	$314.27
022442093000	54003	1.00	$314.27
022442094000	54003	1.00	$314.27
022442095000	54003	1.00	$314.27
022442096000	54003	1.00	$314.27
022442097000	54003	1.00	$314.27
022442098000	54003	1.00	$314.27
022481001000	54003	1.00	$314.27
022481002000	54003	1.00	$314.27
022481003000	54003	1.00	$314.27
022481004000	54003	1.00	$314.27
022481005000	54003	1.00	$314.27
022481006000	54003	1.00	$314.27
022481007000	54003	1.00	$314.27
022481008000	54003	1.00	$314.27
022481009000	54003	1.00	$314.27
022481010000	54003	1.00	$314.27
022481011000	54003	1.00	$314.27
022481012000	54003	1.00	$314.27
022481013000	54003	1.00	$314.27
022481014000	54003	1.00	$314.27
022481015000	54003	1.00	$314.27
022481016000	54003	1.00	$314.27
022481017000	54003	1.00	$314.27
022481018000	54003	1.00	$314.27
022481019000	54003	1.00	$314.27
022481020000	54003	1.00	$314.27
022481021000	54003	1.00	$314.27
022481022000	54003	1.00	$314.27

City of Soledad
Diamond Ridge Benefit Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-2027 Levy Amount
022481023000	54003	1.00	$314.27
022481024000	54003	1.00	$314.27
022481025000	54003	1.00	$314.27
022481026000	54003	1.00	$314.27
022481027000	54003	1.00	$314.27
022481028000	54003	1.00	$314.27
022481029000	54003	1.00	$314.27
022481030000	54003	1.00	$314.27
022481031000	54003	1.00	$314.27
022481032000	54003	1.00	$314.27
022481033000	54003	1.00	$314.27
022481034000	54003	1.00	$314.27
022481035000	54003	1.00	$314.27
022481036000	54003	1.00	$314.27
022481037000	54003	1.00	$314.27
022481038000	54003	1.00	$314.27
022481039000	54003	1.00	$314.27
022481040000	54003	1.00	$314.27
022481041000	54003	1.00	$314.27
022481042000	54003	1.00	$314.27
022481043000	54003	1.00	$314.27
022481044000	54003	1.00	$314.27
022481045000	54003	1.00	$314.27
022481046000	54003	1.00	$314.27
022481047000	54003	1.00	$314.27
022481048000	54003	1.00	$314.27
022481049000	54003	1.00	$314.27
022481050000	54003	1.00	$314.27
022481051000	54003	1.00	$314.27
022481052000	54003	1.00	$314.27
022481053000	54003	1.00	$314.27
022481054000	54003	1.00	$314.27
022481055000	54003	1.00	$314.27
022481056000	54003	1.00	$314.27
022481057000	54003	1.00	$314.27
022481058000	54003	1.00	$314.27
022481059000	54003	1.00	$314.27
022481060000	54003	1.00	$314.27
022481061000	54003	1.00	$314.27
022481062000	54003	1.00	$314.27

City of Soledad
Diamond Ridge Benefit Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-2027 Levy Amount
022481063000	54003	1.00	$314.27
022481064000	54003	1.00	$314.27
022481065000	54003	1.00	$314.27
022481066000	54003	1.00	$314.27
022481067000	54003	1.00	$314.27
022481068000	54003	1.00	$314.27
022481069000	54003	1.00	$314.27
022481070000	54003	1.00	$314.27
022481071000	54003	1.00	$314.27
022481072000	54003	1.00	$314.27
022481073000	54003	1.00	$314.27
022481074000	54003	1.00	$314.27
022481075000	54003	1.00	$314.27
022481076000	54003	1.00	$314.27
022481077000	54003	1.00	$314.27
022481078000	54003	1.00	$314.27
022481079000	54003	1.00	$314.27
022481080000	54003	1.00	$314.27
022481081000	54003	1.00	$314.27
022481082000	54003	1.00	$314.27
022481083000	54003	1.00	$314.27
022481084000	54003	1.00	$314.27
022481085000	54003	1.00	$314.27
022481086000	54003	1.00	$314.27
022481087000	54003	1.00	$314.27
022481088000	54003	1.00	$314.27
022481089000	54003	1.00	$314.27
022481090000	54003	1.00	$314.27
022482001000	54003	1.00	$314.27
022482002000	54003	1.00	$314.27
022482014000	54003	1.00	$314.27
022482015000	54003	1.00	$314.27
022482016000	54003	1.00	$314.27
022482017000	54003	1.00	$314.27
022482018000	54003	1.00	$314.27
022482019000	54003	1.00	$314.27
022482020000	54003	1.00	$314.27
022482021000	54003	1.00	$314.27
022482022000	54003	1.00	$314.27
022482023000	54003	1.00	$314.27

City of Soledad
Diamond Ridge Benefit Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-2027 Levy Amount
022482024000	54003	1.00	$314.27
022482025000	54003	1.00	$314.27
022482026000	54003	1.00	$314.27
022482027000	54003	1.00	$314.27
022482028000	54003	1.00	$314.27
022482029000	54003	1.00	$314.27
022482030000	54003	1.00	$314.27
022482031000	54003	1.00	$314.27
022482032000	54003	1.00	$314.27
022482033000	54003	1.00	$314.27
022482034000	54003	1.00	$314.27
022482036000	54003	1.00	$314.27
022482037000	54003	1.00	$314.27
022482038000	54003	1.00	$314.27
022482039000	54003	1.00	$314.27
022482040000	54003	1.00	$314.27
022482041000	54003	1.00	$314.27
022482042000	54003	1.00	$314.27
022482043000	54003	1.00	$314.27
022482044000	54003	1.00	$314.27
022482045000	54003	1.00	$314.27
022482046000	54003	1.00	$314.27
022482047000	54003	1.00	$314.27
022482048000	54003	1.00	$314.27
022482049000	54003	1.00	$314.27
022482050000	54003	1.00	$314.27
022482051000	54003	1.00	$314.27
022482052000	54003	1.00	$314.27
022482053000	54003	1.00	$314.27
022482054000	54003	1.00	$314.27
022482055000	54003	1.00	$314.27
022482056000	54003	1.00	$314.27
022482057000	54003	1.00	$314.27
022482058000	54003	1.00	$314.27
022482059000	54003	1.00	$314.27
022482060000	54003	1.00	$314.27
022482061000	54003	1.00	$314.27
022482062000	54003	1.00	$314.27
022482063000	54003	1.00	$314.27
022482064000	54003	1.00	$314.27

City of Soledad
Diamond Ridge Benefit Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-2027 Levy Amount
022482065000	54003	1.00	$314.27
022482066000	54003	1.00	$314.27
022482067000	54003	1.00	$314.27
022482068000	54003	1.00	$314.27
022482069000	54003	1.00	$314.27
022482070000	54003	1.00	$314.27
022482071000	54003	1.00	$314.27
022482072000	54003	1.00	$314.27
022482073000	54003	1.00	$314.27
022482074000	54003	1.00	$314.27
022482075000	54003	1.00	$314.27
022482076000	54003	1.00	$314.27
022482077000	54003	1.00	$314.27
022482078000	54003	1.00	$314.27
022482079000	54003	1.00	$314.27
022482080000	54003	1.00	$314.27
022482081000	54003	1.00	$314.27
022482082000	54003	1.00	$314.27
022482083000	54003	1.00	$314.27
022482084000	54003	1.00	$314.27
022482085000	54003	1.00	$314.27
022482086000	54003	1.00	$314.27
022482087000	54003	1.00	$314.27
022482088000	54003	1.00	$314.27
022482089000	54003	1.00	$314.27
022482090000	54003	1.00	$314.27
022482091000	54003	1.00	$314.27
022482092000	54003	1.00	$314.27
022482093000	54003	1.00	$314.27
022482094000	54003	1.00	$314.27
022482095000	54003	1.00	$314.27
022482096000	54003	1.00	$314.27
022482097000	54003	1.00	$314.27
022482098000	54003	1.00	$314.27
022482099000	54003	1.00	$314.27
022482100000	54003	1.00	$314.27
022483001000	54003	1.00	$314.27
022483002000	54003	1.00	$314.27
022483003000	54003	1.00	$314.27
022483004000	54003	1.00	$314.27

City of Soledad
Diamond Ridge Benefit Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-2027 Levy Amount
022483005000	54003	1.00	$314.27
022483006000	54003	1.00	$314.27
022483007000	54003	1.00	$314.27
022483008000	54003	1.00	$314.27
022483009000	54003	1.00	$314.27
022483010000	54003	1.00	$314.27
022483011000	54003	1.00	$314.27
022483012000	54003	1.00	$314.27
022483013000	54003	1.00	$314.27
022483014000	54003	1.00	$314.27
022483015000	54003	1.00	$314.27
022483016000	54003	1.00	$314.27
022483017000	54003	1.00	$314.27
022483018000	54003	1.00	$314.27
022483019000	54003	1.00	$314.27
022483020000	54003	1.00	$314.27
022483021000	54003	1.00	$314.27
022483022000	54003	1.00	$314.27
022483023000	54003	1.00	$314.27
022483024000	54003	1.00	$314.27
022483025000	54003	1.00	$314.27
022483026000	54003	1.00	$314.27
022483027000	54003	1.00	$314.27
022483028000	54003	1.00	$314.27
022483029000	54003	1.00	$314.27
022483030000	54003	1.00	$314.27
022483031000	54003	1.00	$314.27
022483032000	54003	1.00	$314.27
022483033000	54003	1.00	$314.27
022483034000	54003	1.00	$314.27
022483035000	54003	1.00	$314.27
022483036000	54003	1.00	$314.27
022483037000	54003	1.00	$314.27
022483038000	54003	1.00	$314.27
022483039000	54003	1.00	$314.27
022483040000	54003	1.00	$314.27
022483041000	54003	1.00	$314.27
022483042000	54003	1.00	$314.27
022483043000	54003	1.00	$314.27
022483044000	54003	1.00	$314.27

City of Soledad
Diamond Ridge Benefit Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-2027 Levy Amount
022483045000	54003	1.00	$314.27
022483046000	54003	1.00	$314.27
022483047000	54003	1.00	$314.27
022483048000	54003	1.00	$314.27
022483049000	54003	1.00	$314.27
022483050000	54003	1.00	$314.27
022483051000	54003	1.00	$314.27
022483052000	54003	1.00	$314.27
022483053000	54003	1.00	$314.27
022483054000	54003	1.00	$314.27
022483055000	54003	1.00	$314.27
022483056000	54003	1.00	$314.27
022483057000	54003	1.00	$314.27
022483058000	54003	1.00	$314.27
022483059000	54003	1.00	$314.27
022483060000	54003	1.00	$314.27
022483061000	54003	1.00	$314.27
022483062000	54003	1.00	$314.27
022483063000	54003	1.00	$314.27
022483064000	54003	1.00	$314.27
022483065000	54003	1.00	$314.27
022483066000	54003	1.00	$314.27
022483067000	54003	1.00	$314.27
022483068000	54003	1.00	$314.27
022483069000	54003	1.00	$314.27
022483070000	54003	1.00	$314.27
022483071000	54003	1.00	$314.27

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RESOLUTION NO. 6383

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE DIAMOND RIDGE PARKS AND OPEN SPACE MAINTENANCE ASSESSMENT DISTRICT NO. 1 (MIRAVALE I, PHASE I) FOR FISCAL YEAR 2026/2027

The City Council of the City of Soledad, California (hereinafter referred to as the "City") does resolve as follows:

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I, Phase I) (hereafter referred to as the "District") for the fiscal year commencing July 1, 2026 and ending June 30, 2027 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, DTA has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, this City and DTA have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF SOLEDAD FOR THE DIAMOND RIDGE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT NO. 1 (MIRAVALE I, PHASE I) AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located within the boundaries of the District; and,

ii) the District includes all of the lands so benefited; and,

iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services. This Fiscal Year assessment for the Diamond Ridge Parks and Open Spaces Maintenance Assessment District No. 1 (Miravale I, Phase I) is $499.44 per parcel.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed and approved by the City Council.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of street lights and any or all public landscaping and irrigation improvements of a local nature on landscaped strips of land adjacent to curbs of the following described streets, including jogging paths, planter walls, grass berms, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Monterey shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Finance Director shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as the "Improvement Fund, City of Soledad, Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I, Phase I) and such monies shall be expended only for the maintenance, operation, and servicing improvements and facilities as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the fiscal year commencing July 1, 2026 and ending June 30, 2027.

Section 8 The City Clerk or their designate is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

PASSED, APPROVED and **ADOPTED** this 17th day of June, 2026 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Manager

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FINAL ENGINEER'S REPORT

DIAMOND RIDGE

PARKS AND OPEN SPACE MAINTENANCE ASSESSMENT DISTRICT NO. 1

FUND #650

CITY OF SOLEDAD | COUNTY OF MONTEREY

Beginning Fiscal Year: 2026-2027

Intent Meeting: May 20, 2026

Public Hearing: June 17, 2026

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Evarista Banuelos

PUBLIC WORKS DIRECTOR

Donald Wilcox, P.E.

PROFESSIONAL SERVICES

ASSESSMENT ENGINEERING

Stephen A. Runk, P.E.

DTA Public Finance, Inc.

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APPENDICES

APPENDIX A ASSESSMENT ROLL

I AFFIDAVIT AND CERTIFICATES

CITY OF SOLEDAD DIAMOND RIDGE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT NO. 1

This Engineer's Report ("Report") and the enclosed descriptions, budget, and assessment diagram outlines the District and includes the proposed assessments for each lot, parcel, and subdivision of land within said District to be levied for Fiscal Year 2026-2027 as they existed at the time of the passage of the Resolution of Intention.

Reference is hereby made to the Monterey County Assessor's Maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated this _____ day of _____, 2026.

DTA Public Finance, Inc.
Assessment Engineer
On Behalf of the City of Soledad

By: _____
Kuda Wekwete
Project Manager

By: _____
Stephen A. Runk, P.E.
License Number: C23473

CITY OF SOLEDAD DIAMOND RIDGE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT NO. 1

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2026.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Soledad, California, on the _____ day of _____, 2026.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

II ENGINEER'S REPORT

WHEREAS, the City Council of the City of Soledad ("City"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act"), adopted its resolution ("Resolution") initiating proceedings for the levy of Fiscal Year 2026-2027 assessments against properties in the Diamond Ridge Park and Open Space Maintenance Assessment District No. 1 (the "District") to fund maintenance and operation of street lights and any or all public landscaping and irrigation improvements that have been determined to specially benefit properties in the District ("Improvements").

WHEREAS, the Resolution directs the Assessment Engineer to prepare and file a report ("Engineer's Report" or "Report") pursuant to the 1972 Act and Article XIIID of the California Constitution ("Proposition 218").

This Report includes the following sections:

- **Plans and Specifications** – Plans and specifications for services to be provided. Plans and specifications are a part of this Report whether or not separately bound.
- **Cost Estimate** – An estimate of the annual cost of services to be provided. Also included, are administrative and incidental costs that include maintenance, reserve, repairs, and rehabilitation expenses.
- **Assessment Roll** – An assessment roll, showing the amount to be assessed against each parcel of real property within this District and the names and addresses of the property owners. An Assessor's Parcel number or other designation describes each parcel. Each parcel is also assigned an "assessment number" that links the Assessment Roll to the Assessment Diagram.
- **Method of Assessment** – A statement of the method by which the Assessment Engineer determined the amount to be assessed against each parcel, based on special benefits to be derived by each parcel from the services.
- **Assessment Diagram** – A diagram showing all of the parcels of real property to be assessed within this District. The diagram corresponds with the Assessment Roll by assessment number.
- **Termination of District/Limitations of Report** – A statement as to the duration of the District and the accuracy of the data and information necessary for the development of this annual Report.

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for the District, by virtue of the power vested under the 1972 Act and the order of the City, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the Improvements, including the incidental costs and expenses, to be paid by the District.

The net assessment in Fiscal Year 2026-2027 is summarized in Table 1.

Table 1: Net Assessment for Fiscal Year 2026-2027 [1]

Item	Amount
Maintenance Costs	$33,237
Capital Improvements	$15,000
Administration Costs	$40,257
Levy Adjustments (Reserve Fund Debit)	$84,812
Net Assessment	**$173,306**

Notes:

1. Figures may not sum due to rounding.

DTA does hereby assess the net amount to be assessed upon all assessable lots or parcels of land within the District by apportioning the amount allocable among the several lots or parcels of each in proportion to the estimated special benefits to be received by each such lot or parcel from the Improvements, as more particularly set forth in the list attached as Appendix A ("Assessment Roll") and by this reference made as part of this Engineer's Report. The District diagram appearing herein is a representation of the assessment diagram that was approved by resolution of the City Council. Reference is hereby made to the Assessor's Maps of the County of Monterey for Fiscal Year 2026-2027 for a more particular description of the properties within the District. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the County of Monterey Assessment Roll.

DTA Public Finance, Inc.

_____ _____

Kuda Wekwete
Project Manager

Date

_____ _____

Stephen A. Runk, P.E.
License Number: C23473

Date

III PLANS AND SPECIFICATIONS

The plans, specifications, and studies of the Improvements for this District are voluminous and will not be bound in this Report, but by this reference are incorporated as if attached to this Report. The plans and specifications are on file with the City of Soledad and/or the County of Monterey, California.

A Description of the District

The District is generally bounded by the northerly boundary of Miravale, Phase I Tract Map (Terraza Street) to the north, Gabilan Drive to the south, Orchard Lane to the east, and Toledo Street to the west. A District diagram incorporated herein under Section VII of this Report outlines the boundaries of the District. This diagram incorporates all lots, parcels, and subdivisions of land within the District as the same existed at the time this Report was prepared, a complete listing of which is provided in **Appendix A** of this Report.

B District Improvements, Facilities, and Services

The following descriptions, provided in the formation documents of the District, identify the types of improvements that will be maintained by the District. Detailed maps and descriptions of these improvements are on file with the City and are available for inspection in the office of the City Engineer and have been incorporated into this Report by reference.

B.1 Street Light Improvements

The maintenance and operations in the District include all street light improvements within the Miravale, Phase I Subdivision.

B.2 Public Landscaping and Irrigation Improvements

Maintenance and operation of any or all public landscaping and irrigation improvements of a local nature on landscaped strips (of land adjacent to curbs within the District) includes the following: jogging paths, planter walls, grass berms, appurtenant irrigation systems, ornamental plantings including lawns, shrubs, and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, engineering and inspection, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work.

Public landscaping and irrigation improvements covered under the maintenance and operations of the District are located on Gabilan Drive and Orchard Lane, and include the strip of land varying in width from face of curb lines (including planter walls) (i) along the north side of Gabilan Drive from Toledo Street to Orchard Lane, and (ii) along the east and west side of Orchard Lane from Gabilan Drive to the north limit of Miravale, Phase I Tract Map.

B.3 Storm Water and Park Improvements

Maintenance and operation includes storm retention pond, appurtenant irrigation system, ornamental plantings including lawns, shrubs and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work within the following area and on appurtenant improvement plans.

The following improvements are covered under the maintenance and operations of the District: Park Parcel "A" (including a storm water retention pond), San Antonio Park, Santa Barbara Park, and Peverini Park.

B.4 Incidental and Other Expenses

Incidental costs include contingencies and District incidentals such as engineering, printing, notices to property owners, collection costs, legal fees, administration, and supervision.

IV COST ESTIMATE

Applicable law requires the Engineer's Report to contain an estimate of the costs of the Improvements for Fiscal Year 2026-2027, including estimates of (i) the total costs for Improvements for Fiscal Year 2026-2027, including incidental expenses, (ii) the amount of any surplus in the improvement fund to be carried over from a previous Fiscal Year, (iii) the amount of any contributions to be made from sources other than assessments levied pursuant to this part, (iv) the amount, if any, of the annual installment for the Fiscal Year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments, and (v) the net amount to be assessed upon assessable lands within the District. Estimates of these amounts are provided below.

The following describes the costs that are funded through the District.

A Costs of Improvements

A.1 Projected Annual Maintenance Costs

Included in the City's Public Works Department Budget Request are estimated costs for the annual maintenance and servicing of all improvements within the District. District direct maintenance expenses are estimated at $33,237 for Fiscal Year 2026-2027 as shown in Table 2 below. District's direct capital improvement costs are estimated at $15,000 for Fiscal Year 2026-27, as shown in Table 3 below.

Table 2: Projected Annual Direct Maintenance Costs [1]

Item Description	Cost Estimate
Parks/Street/Percolation Pond/Landscape Maintenance	$16,537
Street Landscape Water Charges	$4,841
Park Water Charges	$7,049
Park/Landscape Electrical Charges	$692
Planter Wall Maintenance	$1,937
Sound Wall Reserve	$1,522
Street Lighting Electrical and Replacement	$659
Reserve Collection/Transfer	$0
Total	**$33,237**

Notes:

1. Figures may not sum due to rounding.

Table 3: Projected Capital Improvement Costs

Item Description	Cost Estimate
Park-Related Improvements*	$15,000
Total	**$15,000**

*Note: Funded by the available funds in the capital reserve account.

A.2 Projected Annual Administration Costs

In addition to the costs listed above, there will be costs attributed to the administration of the District. As shown in Table 4, the District administration costs are estimated to be $40,257 for Fiscal Year 2026-2027. These costs are summarized below.

Table 4: Projected Annual Administration Costs

Item Description	Cost Estimate
City Administration	$29,347
District Administration	$5,000
Printing and Advertising	$705
County Collection	$5,205
Total*	**$40,257**

***Note**: Figures may not sum due to rounding.

A.3 Projected Annual Levy Adjustment

Finally, in addition to the costs listed above, certain levy adjustments will be made to account for any operating reserve credits or required capital collections to the District's reserve fund. As shown in Table 5, an Operating Reserve Collection of $37,045 and the required Capital Reserve Collection of $47,767, resulting in a total of $84,812 Reserve Fund Debit has been applied to the Fiscal Year 2026-2027 assessment.

Table 5: Projected Annual Levy Adjustment

Item Description	Cost Estimate
Capital Reserve Collection	$47,767
Operating Reserve Debit/Credit	$37,045
Total*	**$84,812**

***Note**: Figures may not sum due to rounding.

B Annual Cost Indexing

B.1 City/District Administration, Printing, and Advertising

With the passage of Proposition 218, any proposed increase in assessments must be approved by impacted property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment obligation) must be affirmative for

the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an Engineer's Report, balloting, and the public hearing process can potentially exceed the total amount of the increase. The incidental costs of these proceedings may be added to the assessments, resulting in even higher assessments.

Therefore, indexing assessments annually to the published "San Francisco Consumer Price Index for Urban Consumers" ("SF CPI") allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any other significant changes to the District (e.g., increases in service, modification of the boundary, etc.) would still require Proposition 218 proceedings and, ultimately, property owner approval.

Thus, on each July 1, commencing on July 1, 2003, the maximum authorized unit assessment rates established in these proceedings will be indexed (increased) annually by a factor equal to the published April SF CPI from the preceding Fiscal Year.

The most recent data for the increase in the SF CPI is the increase between April 2025 and April 2026 and shows an increase equal 3.80%. Therefore, on July 1, 2026, the maximum assessment will thus be increased by 3.80%.

Since the maximum assessment is likely sufficient to cover the cost estimates for improvements and other expenses for Fiscal Year 2026-2027, an amount equal to only the total projected costs will be assessed on the property within the District. The assessment levy in future years may be any amount less than or equal to the maximum assessment in that year.

B.2 Collection Fees

The County Auditor/Controller also charges an additional 0.25% of the total amount assessed.

B.3 Reserve Collection/Transfer

The applicable law provides for a District Reserve Fund that provides for the collection of funds to cover District operations between July 1 (beginning of the Fiscal Year) and the date on which the County remits first installment of assessments collected from the property tax bills (typically January or February). Any negative amounts entries for this budget item represent transfers from the Reserve Fund to reduce the assessment in a given fiscal year. A fully funded Reserve enables the District to (i) cover operational expenses incurred in the 6 months of the fiscal year, without any City funds from non-District accounts; and (ii) address any unforeseen or unusual expenditures that may occur during the year.

C Contributions from Other Sources

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred…" In accordance with that provision, it is determined that there will be no

general benefit from the Improvements in Fiscal Year 2026-2027, as explained in Section VI of this Report.

D Annual Installments

The entire amount of the net assessment, as shown in Table 6 below, will be assessed in Fiscal Year 2026-2027.

E Net Assessment

Pursuant to the foregoing, Table 6 shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2026-2027.

Table 6: Net Assessment for Fiscal Year 2026-2027 [1]

Item	Total Costs	Special Benefit Allocated	Net Assessment
Maintenance Costs (Direct)			
Parks/Street/Percolation Pond/Landscape Maintenance	$16,537	100%	$16,537
Street Landscape Water Charges	$4,841	100%	$4,841
Park Water Charges	$7,049	100%	$7,049
Park/Landscape Electrical Charges	$692	100%	$692
Planter Wall Maintenance	$1,937	100%	$1,937
Sound Wall Reserve	$1,522	100%	$1,522
Street Lighting Electrical and Replacement	$659	100%	$659
Reserve Collection/Transfer	$0	100%	$0
Capital Improvements			
Park-Related Improvements	$15,000	100%	$15,000
Administration Costs			
City Administration	$29,347	100%	$29,347
District Administration	$5,000	100%	$5,000
Printing and Advertising	$705	100%	$705
County Collection	$5,205	100%	$5,205
Levy Adjustments			
Capital Reserve Collection	$47,767	100%	$47,767
Operating Reserve Debit/Credit	$37,045	100%	$37,045
Net Assessment	**$173,306**	**N/A**	**$173,306**

Notes:

1. Figures may not sum due to rounding.

V ASSESSMENT ROLL

The Assessment Engineer has prepared an Assessment Roll for the District as required by applicable law, based upon the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for Fiscal Year 2026-2027 and shows the Fiscal Year 2026-2027 assessment, assessment number, Assessor's Parcel Number, and land use designation for each parcel.

The Assessment Roll, as provided in **Appendix A**, lists the Assessor's Parcel Numbers within this Assessment District by assessment number. The assessment numbers appearing on the Assessment and the names and addresses of the property owners are as shown on the last equalized assessment roll for taxes or as known to the Assessor of Monterey County.

All parcel information has been provided to DTA by the City Public Works Department, the previous Assessment Engineer, and the County of Monterey.

VI METHOD OF ASSESSMENT

A Background

Pursuant to the 1972 Act, the legislative body establishes and determines the "estimated benefit received" by each parcel from the Improvements.

In addition, Article XIIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

"Special benefit" is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer's Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (2008), Beutz v. County of Riverside (2010), Golden Hills Neighborhood Association v. City of San Diego (2011),* and *Concerned Citizens v. West Point Fire Protection District (2011).*

Methodologically, it is necessary and essential to identify the special benefit that the improvements, facilities, and services will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of DTA as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer's Report for consideration at the public hearing. However, the final authority and action rests with the City Council after hearing all testimony and evidence presented at the public hearing. Upon conclusion of the public hearing, the City Council must make the final action in determining that the assessment has been made in direct proportion to the special benefit received.

In determining the net amount to be assessed upon parcels within the District, Section 22573 of the California Streets and Highways Code states that such amount "may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218 further states that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel," where "special benefit" means "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large." This Section VI describes the methodology used to calculate the net amount to be assessed on each parcel within the District in proportion to the special benefit conferred on each such parcel.

B Benefits of Improvements

The benefits associated with the local landscaping improvements are shown in Table 7 below.

Table 7: Benefits from Landscaping Improvements

Landscaping Improvements
Enhanced desirability of properties through association with the improvements.
Improved aesthetic appeal of properties within the District providing a positive representation of the area.
Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
Environmental enhancement through improved erosion resistance, and dust and debris control.
Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation, and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods as identified in Table 8 below.

Table 8: Benefits from Street Lighting Improvements

Street Lighting Improvements
Enhanced deterrence of crime and the aid to police protection.
Increased nighttime safety on roads and highways.
Improved ability of pedestrians and motorists to see.
Improved ingress and egress to property.
Reduced vandalism and other criminal acts and damage to improvements or property.
Improved traffic circulation and reduced nighttime accidents and personal property loss.
Increased promotion of business during nighttime hours in the case of commercial properties.

C Categories of Benefit

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred on a parcel," where "Special Benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." It is therefore necessary to establish definitions of General Benefit and Special Benefit as such terms relate to the benefit to be derived from the Improvements.

The Improvements to be maintained and operated in the District were within or in areas in close proximity to the proposed developed residential lots. As a result, the developed residential lots in the District will receive 100% of the special benefits of the operation and maintenance of the Improvements. These benefits include enhanced neighborhood health and safety, improved quality of life from drainage, flood control and street improvements, protection of improved property, enhanced comfort, and increased desirability of the immediate surroundings of the residential units within the District. Importantly, because of the location of the improvements within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole. Any such general benefit is so incidental and negligible that it cannot be calculated for purposes of assessment.

D Allocation of Special Benefit to Parcels

In accordance with the provisions in the formation documents, the annual maintenance and operation budget is developed for improvements located in the entire Diamond Ridge Subdivision Project. As discussed previously, developed parcels in the District are the only parcels that derive special benefit from maintenance and operations and as such, must bear the cost of these activities. However, it is anticipated that as future subdivisions develop the assessments will be prorated to reflect the District's proportionate share of the costs of a given operation and maintenance activity.

Importantly, Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. As a result, the following property will be considered exempt from the assessment: areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and right-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

Factored development unit calculations for residential areas are as follows:

Low Density Single-Family Residential = 1.0 Unit

E Amount of Assessment

Pursuant to the foregoing, Table 9 below shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2026-2027.

Table 9: Fiscal Year 2026-2027 Assessment Rates in the District

Assessment Per EDU Fiscal Year 2025-2026	Assessment Per EDU Fiscal Year 2026-2027	Max Assessment Per EDU Fiscal Year 2026-2027
$481.17	$499.44	$499.44

Table 10: Fiscal Year 2026-2027 Cost Estimate [1]

Description	Total Amount ($)	Special Benefit Apportioned to District	Fiscal Year 2026-2027 Total Budget (Amount Funded to District)
(A) Annual Maintenance (Direct Costs)			
Operating Expenses			
Parks/Street/Percolation Pond/ Landscape Maintenance	$16,537	100%	$16,537
Street Landscape Water Charges	$4,841	100%	$4,841
Park Water Charges	$7,049	100%	$7,049
Park/Landscape Electrical Charges	$692	100%	$692
Planter Wall Maintenance	$1,937	100%	$1,937
Sound Wall Reserve (Replacement & Painting -$15K every 5 yrs.)	$1,522	100%	$1,522
Street Lighting Electrical & Replacement	$659	100%	$659
Reserve Collection / (Transfer)	$0	100%	$0
(B) Capital Improvements			
Park-Related Improvements	$15,000	100%	$15,000
(C) Administration			
City Administration	$29,347	100%	$29,347
District Administration	$5,000	100%	$5,000
Printing & Advertising	$705	100%	$705
County Collection	$5,205	100%	$5,205
Subtotal (A+B+C)	**$88,494**	**N/A**	**$88,494**
(D) Levy Adjustments			
Capital Reserve Collection			
Santa Barbara Park ($160,000 Total)			$29,672
Peverini Park ($105,000 Total)			$18,095
Other Improvements			$0
Operating Reserve Transfer In/(Out)			$37,045
Balance to Levy (A+B+C+D)	**N/A**	**N/A**	**$173,306**
(E) District Assessment			
Total EDUs Count	347		
Total Parcels Count	347		
Total Parcels Levied	347		
FY 2026-2027 Calculated Assessment per EBU	**$499.44**		
FY 2026-2027 Maximum Assessment per EBU	**$499.44**		
FY 2026-2027 Maximum Levy	**$173,306**		
(F) Fund Balance Information			
Beginning Fund Balance FY 2026-2027	**$549,828**		
Reserve Fund Adjustments	**$84,812**		
Anticipated Ending Balance FY 2026-2027	**$634,640**		

Notes:

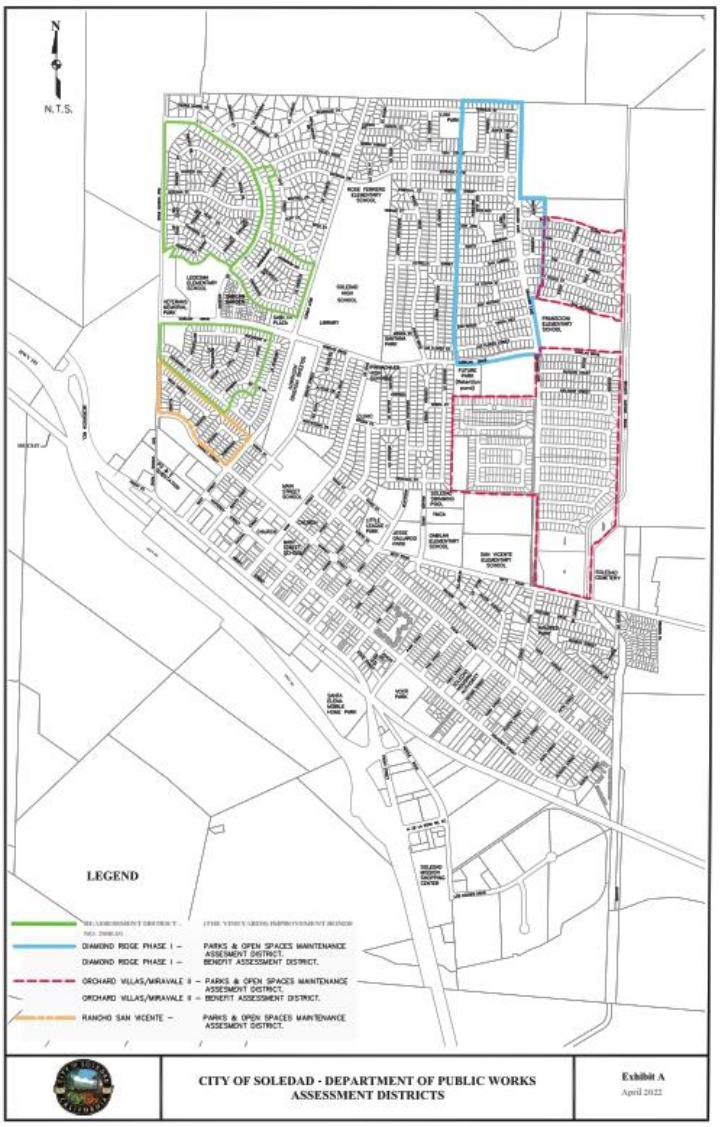
1. Figures may not sum due to rounding.

VII ASSESSMENT DIAGRAM AND BOUNDARY MAP

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act and is on file in the Office of the City Clerk.

The parcels within the District generally consist of the lots, parcels, and subdivisions of land found within the following District Diagram and are based on the Monterey County Assessor's Maps and the Monterey County Assessor's information that existed at the time this Report was prepared.

Figure 1: Assessment Diagram



VIII TERMINATION OF DISTRICT/LIMITATIONS OF REPORT

A Termination of District

Assessments associated with the District will be levied each Fiscal Year until the District is dissolved by the City Council.

B Limitations of Report

The conclusions, calculations, and recommendations in this Report rely on the substantial data and information provided to DTA at the time of the writing of the Report by the following parties:

1. City of Soledad, specifically the Public Works Department;
2. The previous Assessment Engineer; and
3. The County of Monterey.

APPENDIX A

City of Soledad
Diamond Ridge Parks and Open Space
Maintenance Assessment District No. 1
Fiscal Year 2026-2027

ASSESSMENT ROLL

City of Soledad
Diamond Ridge Maintenance Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-27 Levy Amount
022442001000	54004	1.00	$499.44
022442002000	54004	1.00	$499.44
022442003000	54004	1.00	$499.44
022442004000	54004	1.00	$499.44
022442005000	54004	1.00	$499.44
022442006000	54004	1.00	$499.44
022442007000	54004	1.00	$499.44
022442008000	54004	1.00	$499.44
022442009000	54004	1.00	$499.44
022442010000	54004	1.00	$499.44
022442011000	54004	1.00	$499.44
022442012000	54004	1.00	$499.44
022442013000	54004	1.00	$499.44
022442014000	54004	1.00	$499.44
022442015000	54004	1.00	$499.44
022442016000	54004	1.00	$499.44
022442017000	54004	1.00	$499.44
022442018000	54004	1.00	$499.44
022442019000	54004	1.00	$499.44
022442020000	54004	1.00	$499.44
022442021000	54004	1.00	$499.44
022442022000	54004	1.00	$499.44
022442023000	54004	1.00	$499.44
022442024000	54004	1.00	$499.44
022442025000	54004	1.00	$499.44
022442026000	54004	1.00	$499.44
022442027000	54004	1.00	$499.44
022442028000	54004	1.00	$499.44
022442029000	54004	1.00	$499.44
022442030000	54004	1.00	$499.44
022442031000	54004	1.00	$499.44
022442032000	54004	1.00	$499.44
022442033000	54004	1.00	$499.44
022442034000	54004	1.00	$499.44
022442035000	54004	1.00	$499.44
022442036000	54004	1.00	$499.44
022442037000	54004	1.00	$499.44
022442038000	54004	1.00	$499.44
022442039000	54004	1.00	$499.44
022442040000	54004	1.00	$499.44
022442041000	54004	1.00	$499.44
022442042000	54004	1.00	$499.44
022442043000	54004	1.00	$499.44
022442044000	54004	1.00	$499.44

City of Soledad
Diamond Ridge Maintenance Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-27 Levy Amount
022442045000	54004	1.00	$499.44
022442046000	54004	1.00	$499.44
022442047000	54004	1.00	$499.44
022442048000	54004	1.00	$499.44
022442049000	54004	1.00	$499.44
022442050000	54004	1.00	$499.44
022442051000	54004	1.00	$499.44
022442052000	54004	1.00	$499.44
022442053000	54004	1.00	$499.44
022442054000	54004	1.00	$499.44
022442055000	54004	1.00	$499.44
022442056000	54004	1.00	$499.44
022442057000	54004	1.00	$499.44
022442058000	54004	1.00	$499.44
022442059000	54004	1.00	$499.44
022442060000	54004	1.00	$499.44
022442061000	54004	1.00	$499.44
022442062000	54004	1.00	$499.44
022442063000	54004	1.00	$499.44
022442064000	54004	1.00	$499.44
022442065000	54004	1.00	$499.44
022442066000	54004	1.00	$499.44
022442067000	54004	1.00	$499.44
022442068000	54004	1.00	$499.44
022442069000	54004	1.00	$499.44
022442070000	54004	1.00	$499.44
022442071000	54004	1.00	$499.44
022442072000	54004	1.00	$499.44
022442073000	54004	1.00	$499.44
022442074000	54004	1.00	$499.44
022442075000	54004	1.00	$499.44
022442076000	54004	1.00	$499.44
022442077000	54004	1.00	$499.44
022442078000	54004	1.00	$499.44
022442079000	54004	1.00	$499.44
022442080000	54004	1.00	$499.44
022442081000	54004	1.00	$499.44
022442082000	54004	1.00	$499.44
022442083000	54004	1.00	$499.44
022442084000	54004	1.00	$499.44
022442085000	54004	1.00	$499.44
022442086000	54004	1.00	$499.44
022442087000	54004	1.00	$499.44
022442088000	54004	1.00	$499.44

City of Soledad
Diamond Ridge Maintenance Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-27 Levy Amount
022442089000	54004	1.00	$499.44
022442090000	54004	1.00	$499.44
022442091000	54004	1.00	$499.44
022442092000	54004	1.00	$499.44
022442093000	54004	1.00	$499.44
022442094000	54004	1.00	$499.44
022442095000	54004	1.00	$499.44
022442096000	54004	1.00	$499.44
022442097000	54004	1.00	$499.44
022442098000	54004	1.00	$499.44
022481001000	54004	1.00	$499.44
022481002000	54004	1.00	$499.44
022481003000	54004	1.00	$499.44
022481004000	54004	1.00	$499.44
022481005000	54004	1.00	$499.44
022481006000	54004	1.00	$499.44
022481007000	54004	1.00	$499.44
022481008000	54004	1.00	$499.44
022481009000	54004	1.00	$499.44
022481010000	54004	1.00	$499.44
022481011000	54004	1.00	$499.44
022481012000	54004	1.00	$499.44
022481013000	54004	1.00	$499.44
022481014000	54004	1.00	$499.44
022481015000	54004	1.00	$499.44
022481016000	54004	1.00	$499.44
022481017000	54004	1.00	$499.44
022481018000	54004	1.00	$499.44
022481019000	54004	1.00	$499.44
022481020000	54004	1.00	$499.44
022481021000	54004	1.00	$499.44
022481022000	54004	1.00	$499.44
022481023000	54004	1.00	$499.44
022481024000	54004	1.00	$499.44
022481025000	54004	1.00	$499.44
022481026000	54004	1.00	$499.44
022481027000	54004	1.00	$499.44
022481028000	54004	1.00	$499.44
022481029000	54004	1.00	$499.44
022481030000	54004	1.00	$499.44
022481031000	54004	1.00	$499.44
022481032000	54004	1.00	$499.44
022481033000	54004	1.00	$499.44
022481034000	54004	1.00	$499.44

City of Soledad
Diamond Ridge Maintenance Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-27 Levy Amount
022481035000	54004	1.00	$499.44
022481036000	54004	1.00	$499.44
022481037000	54004	1.00	$499.44
022481038000	54004	1.00	$499.44
022481039000	54004	1.00	$499.44
022481040000	54004	1.00	$499.44
022481041000	54004	1.00	$499.44
022481042000	54004	1.00	$499.44
022481043000	54004	1.00	$499.44
022481044000	54004	1.00	$499.44
022481045000	54004	1.00	$499.44
022481046000	54004	1.00	$499.44
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022481053000	54004	1.00	$499.44
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022481055000	54004	1.00	$499.44
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022481063000	54004	1.00	$499.44
022481064000	54004	1.00	$499.44
022481065000	54004	1.00	$499.44
022481066000	54004	1.00	$499.44
022481067000	54004	1.00	$499.44
022481068000	54004	1.00	$499.44
022481069000	54004	1.00	$499.44
022481070000	54004	1.00	$499.44
022481071000	54004	1.00	$499.44
022481072000	54004	1.00	$499.44
022481073000	54004	1.00	$499.44
022481074000	54004	1.00	$499.44
022481075000	54004	1.00	$499.44
022481076000	54004	1.00	$499.44
022481077000	54004	1.00	$499.44
022481078000	54004	1.00	$499.44

City of Soledad
Diamond Ridge Maintenance Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-27 Levy Amount
022481079000	54004	1.00	$499.44
022481080000	54004	1.00	$499.44
022481081000	54004	1.00	$499.44
022481082000	54004	1.00	$499.44
022481083000	54004	1.00	$499.44
022481084000	54004	1.00	$499.44
022481085000	54004	1.00	$499.44
022481086000	54004	1.00	$499.44
022481087000	54004	1.00	$499.44
022481088000	54004	1.00	$499.44
022481089000	54004	1.00	$499.44
022481090000	54004	1.00	$499.44
022482001000	54004	1.00	$499.44
022482002000	54004	1.00	$499.44
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022482015000	54004	1.00	$499.44
022482016000	54004	1.00	$499.44
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022482018000	54004	1.00	$499.44
022482019000	54004	1.00	$499.44
022482020000	54004	1.00	$499.44
022482021000	54004	1.00	$499.44
022482022000	54004	1.00	$499.44
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022482025000	54004	1.00	$499.44
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022482027000	54004	1.00	$499.44
022482028000	54004	1.00	$499.44
022482029000	54004	1.00	$499.44
022482030000	54004	1.00	$499.44
022482031000	54004	1.00	$499.44
022482032000	54004	1.00	$499.44
022482033000	54004	1.00	$499.44
022482034000	54004	1.00	$499.44
022482036000	54004	1.00	$499.44
022482037000	54004	1.00	$499.44
022482038000	54004	1.00	$499.44
022482039000	54004	1.00	$499.44
022482040000	54004	1.00	$499.44
022482041000	54004	1.00	$499.44
022482042000	54004	1.00	$499.44
022482043000	54004	1.00	$499.44
022482044000	54004	1.00	$499.44

City of Soledad
Diamond Ridge Maintenance Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-27 Levy Amount
022482045000	54004	1.00	$499.44
022482046000	54004	1.00	$499.44
022482047000	54004	1.00	$499.44
022482048000	54004	1.00	$499.44
022482049000	54004	1.00	$499.44
022482050000	54004	1.00	$499.44
022482051000	54004	1.00	$499.44
022482052000	54004	1.00	$499.44
022482053000	54004	1.00	$499.44
022482054000	54004	1.00	$499.44
022482055000	54004	1.00	$499.44
022482056000	54004	1.00	$499.44
022482057000	54004	1.00	$499.44
022482058000	54004	1.00	$499.44
022482059000	54004	1.00	$499.44
022482060000	54004	1.00	$499.44
022482061000	54004	1.00	$499.44
022482062000	54004	1.00	$499.44
022482063000	54004	1.00	$499.44
022482064000	54004	1.00	$499.44
022482065000	54004	1.00	$499.44
022482066000	54004	1.00	$499.44
022482067000	54004	1.00	$499.44
022482068000	54004	1.00	$499.44
022482069000	54004	1.00	$499.44
022482070000	54004	1.00	$499.44
022482071000	54004	1.00	$499.44
022482072000	54004	1.00	$499.44
022482073000	54004	1.00	$499.44
022482074000	54004	1.00	$499.44
022482075000	54004	1.00	$499.44
022482076000	54004	1.00	$499.44
022482077000	54004	1.00	$499.44
022482078000	54004	1.00	$499.44
022482079000	54004	1.00	$499.44
022482080000	54004	1.00	$499.44
022482081000	54004	1.00	$499.44
022482082000	54004	1.00	$499.44
022482083000	54004	1.00	$499.44
022482084000	54004	1.00	$499.44
022482085000	54004	1.00	$499.44
022482086000	54004	1.00	$499.44
022482087000	54004	1.00	$499.44
022482088000	54004	1.00	$499.44

City of Soledad
Diamond Ridge Maintenance Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-27 Levy Amount
022482089000	54004	1.00	$499.44
022482090000	54004	1.00	$499.44
022482091000	54004	1.00	$499.44
022482092000	54004	1.00	$499.44
022482093000	54004	1.00	$499.44
022482094000	54004	1.00	$499.44
022482095000	54004	1.00	$499.44
022482096000	54004	1.00	$499.44
022482097000	54004	1.00	$499.44
022482098000	54004	1.00	$499.44
022482099000	54004	1.00	$499.44
022482100000	54004	1.00	$499.44
022483001000	54004	1.00	$499.44
022483002000	54004	1.00	$499.44
022483003000	54004	1.00	$499.44
022483004000	54004	1.00	$499.44
022483005000	54004	1.00	$499.44
022483006000	54004	1.00	$499.44
022483007000	54004	1.00	$499.44
022483008000	54004	1.00	$499.44
022483009000	54004	1.00	$499.44
022483010000	54004	1.00	$499.44
022483011000	54004	1.00	$499.44
022483012000	54004	1.00	$499.44
022483013000	54004	1.00	$499.44
022483014000	54004	1.00	$499.44
022483015000	54004	1.00	$499.44
022483016000	54004	1.00	$499.44
022483017000	54004	1.00	$499.44
022483018000	54004	1.00	$499.44
022483019000	54004	1.00	$499.44
022483020000	54004	1.00	$499.44
022483021000	54004	1.00	$499.44
022483022000	54004	1.00	$499.44
022483023000	54004	1.00	$499.44
022483024000	54004	1.00	$499.44
022483025000	54004	1.00	$499.44
022483026000	54004	1.00	$499.44
022483027000	54004	1.00	$499.44
022483028000	54004	1.00	$499.44
022483029000	54004	1.00	$499.44
022483030000	54004	1.00	$499.44
022483031000	54004	1.00	$499.44
022483032000	54004	1.00	$499.44

City of Soledad
Diamond Ridge Maintenance Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-27 Levy Amount
022483033000	54004	1.00	$499.44
022483034000	54004	1.00	$499.44
022483035000	54004	1.00	$499.44
022483036000	54004	1.00	$499.44
022483037000	54004	1.00	$499.44
022483038000	54004	1.00	$499.44
022483039000	54004	1.00	$499.44
022483040000	54004	1.00	$499.44
022483041000	54004	1.00	$499.44
022483042000	54004	1.00	$499.44
022483043000	54004	1.00	$499.44
022483044000	54004	1.00	$499.44
022483045000	54004	1.00	$499.44
022483046000	54004	1.00	$499.44
022483047000	54004	1.00	$499.44
022483048000	54004	1.00	$499.44
022483049000	54004	1.00	$499.44
022483050000	54004	1.00	$499.44
022483051000	54004	1.00	$499.44
022483052000	54004	1.00	$499.44
022483053000	54004	1.00	$499.44
022483054000	54004	1.00	$499.44
022483055000	54004	1.00	$499.44
022483056000	54004	1.00	$499.44
022483057000	54004	1.00	$499.44
022483058000	54004	1.00	$499.44
022483059000	54004	1.00	$499.44
022483060000	54004	1.00	$499.44
022483061000	54004	1.00	$499.44
022483062000	54004	1.00	$499.44
022483063000	54004	1.00	$499.44
022483064000	54004	1.00	$499.44
022483065000	54004	1.00	$499.44
022483066000	54004	1.00	$499.44
022483067000	54004	1.00	$499.44
022483068000	54004	1.00	$499.44
022483069000	54004	1.00	$499.44
022483070000	54004	1.00	$499.44
022483071000	54004	1.00	$499.44

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RESOLUTION NO. 6384

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE PARKS AND OPEN SPACE MAINTENANCE ASSESSMENT DISTRICT NO. 1 ANNEXATION NO. 1 (ORCHARD VILLAS/MIRAVALE II) FOR FISCAL YEAR 2026/2027

The City Council of the City of Soledad, California (hereinafter referred to as the "City") does resolve as follows:

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Parks and Open Space Maintenance Assessment District No. 1 as Annexation No. 1, Orchard Villas/Miravale II (hereafter referred to as the "District") for the fiscal year commencing July 1, 2026 and ending June 30, 2027 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, DTA has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, this City and DTA have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF SOLEDAD FOR THE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT NO. 1 AS ANNEXATION NO. 1 (ORCHARD VILLAS/MIRAVALE II) AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located within the boundaries of the District; and,

ii) the District includes all of the lands so benefited; and,

iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services. This Fiscal Year assessment for the Parks and Open Spaces Maintenance Assessment District No. 1 as Annexation No. 1 (Orchard Villas/Miravale II) is $610.32 per parcel.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed and approved by the City Council.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance, servicing, including repair, replacement, removal, and operation of landscape improvements, park maintenance, graffiti removal, water for irrigation and fountains, and associated appurtenances located within the public right-of-way and dedicated landscape easements and parks, including retention pond. Improvements within the District are generally parks, parkways and block walls located throughout the Orchard Villas and Miravale II developments. These improvements include turf, ground cover, shrubs and trees, irrigation systems, graffiti removal, and walkways. Services provided include all necessary service, operations, and maintenance required to keep the improvements in a healthy, vigorous condition and in proper working order. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Monterey shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Finance Director shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as the "Improvement Fund, City of Soledad, Parks and Open Space Maintenance Assessment District No. 1 as Annexation No. 1, as Orchard Villas/Miravale II" and such monies shall be expended only for the maintenance, operation, and servicing improvements and facilities as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the fiscal year commencing July 1, 2026 and ending June 30, 2027.

Section 8 The City Clerk or their designate is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

PASSED, APPROVED and **ADOPTED** this 17th day of June, 2026 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Manager

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FINAL ENGINEER'S REPORT

ORCHARD VILLAS/MIRAVALE II

PARKS AND OPEN SPACE MAINTENANCE ASSESSMENT DISTRICT NO. 1,

ANNEXATION NO. 1

FUND #651

CITY OF SOLEDAD | COUNTY OF MONTEREY

Beginning Fiscal Year: 2026-2027

Intent Meeting: May 20, 2026

Public Hearing: June 17, 2026

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Donald Wilcox, P.E.

PROFESSIONAL SERVICES

ASSESSMENT ENGINEERING

Stephen A. Runk, P.E.

DTA Public Finance, Inc.

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APPENDICES

APPENDIX A ASSESSMENT ROLL

I AFFIDAVIT AND CERTIFICATES

**CITY OF SOLEDAD PARKS AND OPEN SPACE
MAINTENANCE ASSESSMENT DISTRICT NO. 1
ANNEXATION NO. 1, ORCHARD VILLAS/MIRAVALE II**

This Engineer's Report ("Report") and the enclosed descriptions, budget, and assessment diagram outline the District and include the proposed assessments for each lot, parcel, and subdivision of land within said District to be levied for Fiscal Year 2026-2027 as they existed at the time of the passage of the Resolution of Intention.

Reference is hereby made to the Monterey County Assessor's Maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated this _____ day of _____, 2026.

DTA Public Finance, Inc.
Assessment Engineer
On Behalf of the City of Soledad

By: _____
Kuda Wekwete
Project Manager

By: _____
Stephen A. Runk, P.E.
License Number: C23473

CITY OF SOLEDAD PARKS AND OPEN SPACE MAINTENANCE ASSESSMENT DISTRICT NO. 1 ANNEXATION NO. 1, ORCHARD VILLAS/MIRAVALE II

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2026.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Soledad, California, on the _____ day of _____, 2026.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

II ENGINEER'S REPORT

WHEREAS, the City Council of the City of Soledad ("City"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act"), adopted its resolution ("Resolution") initiating proceedings for the levy of Fiscal Year 2026-2027 assessments against properties in the Orchard Villas/Miravale II Parks and Open Space Maintenance Assessment District No. 1, Annexation No. 1 (the "District") to fund maintenance and operation of park, landscape, and street light improvements within City streets, that have been determined to specially benefit the District ("Improvements").

WHEREAS, the Resolution directs the Assessment Engineer to prepare and file a report ("Engineer's Report" or "Report") pursuant to the 1972 Act and Article XIIID of the California Constitution ("Proposition 218").

This Report includes the following sections:

- **Plans and Specifications** – Plans and specifications for services to be provided. Plans and specifications are a part of this Report whether or not separately bound.
- **Cost Estimate** – An estimate of the annual cost of services to be provided. Also included, are administrative and incidental costs that include maintenance, reserve, repairs, and rehabilitation expenses.
- **Assessment Roll** – An assessment roll, showing the amount to be assessed against each parcel of real property within this District and the names and addresses of the property owners. An Assessor's Parcel number or other designation describes each parcel. Each parcel is also assigned an "assessment number" that links the Assessment Roll to the Assessment Diagram.
- **Method of Assessment** – A statement of the method by which the Assessment Engineer determined the amount to be assessed against each parcel, based on special benefits to be derived by each parcel from the Improvements.
- **Assessment Diagram** – A diagram showing all of the parcels of real property to be assessed within this District. The diagram corresponds with the Assessment Roll by assessment number.
- **Termination of District/Limitations of Report** – A statement as to the duration of the District and the accuracy of the data and information necessary for the development of this annual Report.

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for the District, by virtue of the power vested under the 1972 Act and the order of the City, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the Improvements, including the incidental costs and expenses, to be paid by the District.

The net assessment in Fiscal Year 2026-2027 is summarized in Table 1.

Table 1: Net Assessment for Fiscal Year 2026-2027

Item	Amount
Maintenance Costs	$360,055
Administration Costs	$40,618
Levy Adjustments (Reserve Fund Credit/Debit)	($10,000)
Net Assessment*	**$390,673**

***Note**: Figures may not sum due to rounding.

DTA does hereby assess the net amount to be assessed upon all assessable lots or parcels of land within the District by apportioning the amount allocable among the several lots or parcels of each in proportion to the estimated special benefits to be received by each such lot or parcel from the Improvements, as more particularly set forth in the list attached as Appendix A ("Assessment Roll") and by this reference made as part of this Engineer's Report. The District diagram appearing herein is a representation of the assessment diagram that was approved by resolution of the City Council. Reference is hereby made to the Assessor's Maps of the County of Monterey for Fiscal Year 2026-2027 for a more particular description of the properties within the District. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the County of Monterey Assessment Roll.

DTA Public Finance, Inc.

_____ _____

Kuda Wekwete
Project Manager

Date

_____ _____

Stephen A. Runk, P.E.
License Number: C23473

Date

III PLANS AND SPECIFICATIONS

The plans, specifications, and studies of the Improvements for this District are voluminous and will not be bound in this Report, but by this reference are incorporated as if attached to this Report. The plans and specifications are on file with the City of Soledad and/or the County of Monterey, California.

A Description of the District

The District is generally located between Orchard Lane and Granada Street, south of Gabilan Drive, west of Bryant Canyon Road, and east of Orchard Lane. A District diagram incorporated herein under Section VII of this Report outlines the boundaries of the District. This diagram incorporates all lots, parcels, and subdivisions of land within the District as the same existed at the time this Report was prepared, a complete listing of which is provided in **Appendix A** of this Report.

B District Improvements, Facilities, and Services

The following descriptions, provided in the formation documents of the District, identify the types of improvements that will be maintained by the District. Detailed maps and descriptions of these improvements are on file with the City and are available for inspection in the office of the City Engineer and have been incorporated into this Report by reference.

B.1 Landscape Improvements

Maintenance and operation includes maintenance, servicing (including repair, replacement, removal), and operation of landscape improvements, park maintenance, graffiti removal, water for irrigation and fountains, and associated appurtenances located within the public right-of-way and dedicated landscape easements.

These maintenance and operation activities are generally performed on parkways and block walls located throughout the Orchard Villas and Miravale II developments. Currently the proposed Improvements to be maintained include:

- A total of 13,343 square feet of landscaping, plus a current 0.61-acre park (Ethan Park), located in Orchard Villas; and
- A total of 65,790 square feet of landscaping plus a current 7.91-acre park located in Miravale II.(Orchard Lane Park)

B.2 Street Light Improvements

Maintenance and operation related to street light improvements includes (i) the maintenance, operation, and servicing of local street lights within approximately 90 feet to certain lots and parcels and therefore provides a direct special benefit to such lots or parcels; and (ii) the maintenance, operation, and servicing of arterial street lights that provide a special benefit to all the assessable parcels within the District

whether or not such parcels are in close proximity to such lighting.

Importantly, the improvements that are covered under these maintenance and operation activities include:

- Within Orchard Villas, street lights along Orchard Lane, Villa Street, Tomasini Trail, Tankersley Street Luchessa Way, Serra Court, Rusconi Court, Camino Arroyo, Davalos Lane, Luna Drive, and Calle Valverde; and
- Within Miravale II, street lights along Bryant Canyon Road, Santa Clara, San Rafael, San Gabriel, La Colina Street, San Antonio, Jones, Westcott, Binsacca, Gabilan Drive, Rojos Way, Rusconi Court, Asilomar Street, Orchard Lane, and additional streets within the Miravale II development that are not named at this time.

B.3 Incidental and Other Expenses

Incidental costs include contingencies and assessment district incidentals such as engineering, printing, notices to property owners, collection costs, legal fees, administration, and supervision.

IV COST ESTIMATE

Applicable law requires the Engineer's Report to contain an estimate of the costs of the Improvements for Fiscal Year 2026-2027, including estimates of (i) the total costs for Improvements for Fiscal Year 2026-2027, including incidental expenses, (ii) the amount of any surplus in the improvement fund to be carried over from a previous Fiscal Year, (iii) the amount of any contributions to be made from sources other than assessments levied pursuant to this part, (iv) the amount, if any, of the annual installment for the Fiscal Year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments, and (v) the net amount to be assessed upon assessable lands within the District. Estimates of these amounts are provided below.

The following describes the costs that are funded through the District.

A Costs of Improvements

A.1 Projected Annual Maintenance Costs

Included in the City's Public Works Department Budget Request are estimated costs for the annual maintenance and servicing of all improvements within the District. District direct maintenance expenses are estimated at $360,055 for Fiscal Year 2026-2027 as shown in Table 2 below.

Table 2: Projected Annual Direct Maintenance Costs

Item Description	Cost Estimate
Landscape Maintenance (Easements)	$159,211
Park Maintenance	$101,100
Street Lights	$76,906
Graffiti	$22,839
Reserve Collection/(Transfer)	$0.00
Total*	**$360,055**

***Note**: Figures may not sum due to rounding.

A.2 Projected Annual Administration Costs

In addition to the costs listed above, there will be costs attributed to the administration of the District. As shown in Table 3, the District administration costs are estimated to be $40,618 for Fiscal Year 2026-2027. These costs are summarized below.

Table 3: Projected Annual Administration Costs

Item Description	Cost Estimate
City Administration	$30,976
District Administration	$5,282
Printing and Advertising	$687
County Collection	$3,673
Total*	**$40,618**

***Note**: Figures may not sum due to rounding.

A.3 Projected Annual Levy Adjustment

Finally, in addition to the costs listed above, certain levy adjustments will be made to account for any operating reserve credits or required capital collections to the District's reserve fund. As shown in Table 4, an Operating Reserve Credit of $10,000 has been applied to offset the required Capital Reserve Collection. Therefore, a net total of $10,000 Reserve Fund Credit has been applied to the Fiscal Year 2026-2027 assessment.

Table 4: Projected Annual Levy Adjustment

Item Description	Cost Estimate
Capital Reserve Collection	$0
Operating Reserve Credit	($10,000)
Total	**($10,000)**

B Annual Cost Indexing

B.1 City/District Administration, Printing, and Advertising

With the passage of Proposition 218, any proposed increase in assessments must be approved by impacted property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment obligation) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an Engineer's Report, balloting, and the public hearing process can potentially exceed the total amount of the increase. The incidental costs of these proceedings may be added to the assessments, resulting in even higher assessments.

Therefore, indexing assessments annually to the published "San Francisco Consumer Price Index for Urban Consumers" ("SF CPI") allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any other significant changes to the District (e.g., increases in service, modification of the boundary, etc.) would still require Proposition 218 proceedings and, ultimately, property owner approval.

Thus, on each July 1, commencing on July 1, 2007, the maximum authorized unit assessment rates established in these proceedings will be indexed (increased) annually by a factor equal to the published SF CPI from the preceding Fiscal Year.

The most recent data for the increase in the SF CPI is the increase between February 2025 and February 2026 and shows an increase equal to 2.48%. Therefore, on July 1, 2026, the maximum assessment will thus be increased by 2.48%.

Since the maximum assessment is likely sufficient to cover the cost estimates for improvements and other expenses for Fiscal Year 2026-2027, an amount equal to only the total projected costs will be assessed on the property within the District. The assessment levy in future years may be any amount less than or equal to the maximum assessment in that year.

B.2 Collection Fees

The County Auditor/Controller also charges an additional 0.25% of the total amount assessed.

B.3 Reserve Collection/Transfer

The applicable law provides for a District Reserve Fund that provides for the collection of funds to cover District operations between July 1 (beginning of the Fiscal Year) and the date on which the County remits first installment of assessments collected from the property tax bills (typically January or February). Any negative amounts entries for this budget item represent transfers from the Reserve Fund to reduce the assessment in a given fiscal year. A fully funded Reserve enables the District to (i) cover operational expenses incurred in the 6 months of the fiscal year, without any City funds from non-District accounts; and (ii) address any unforeseen or unusual expenditures that may occur during the year.

C Contributions from Other Sources

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred…" In accordance with that provision, it is determined that there will be no general benefit from the Improvements in Fiscal Year 2026-2027, as explained in Section VI of this Report.

D Annual Installments

The entire amount of the net assessment, as shown in Table 5 below, will be assessed in Fiscal Year 2026-2027.

E Net Assessment

Pursuant to the foregoing, Table 5 shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2026-2027.

Table 5: Net Assessment for Fiscal Year 2026-2027

Item	Total Costs	Special Benefit Allocated	Net Assessment
Maintenance Costs (Direct)			
Landscape Maintenance (Easements)	$159,211	100%	$159,211
Park Maintenance	$101,100	100%	$101,100
Street Lights	$76,906	100%	$76,906
Graffiti	$22,839	100%	$22,839
Reserve Collection/(Transfer)	$0	100%	$0
Administration Costs			
City Administration	$30,976	100%	$30,976
District Administration	$5,282	100%	$5,282
Printing and Advertising	$687	100%	$687
County Collection	$3,673	100%	$3,673
Levy Adjustments			
Capital Reserve Collection	$0	100%	$0
Operating Reserve Credit	($10,000)	100%	($10,000)
Net Assessment*	**$390,673**	**N/A**	**$390,673**

***Note**: Figures may not sum due to rounding.

V ASSESSMENT ROLL

The Assessment Engineer has prepared an Assessment Roll for the District as required by applicable law, based upon the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for Fiscal Year 2026-2027 and shows the Fiscal Year 2026-2027 assessment, assessment number, Assessor's Parcel Number, and land use designation for each parcel.

The Assessment Roll, as provided in **Appendix A**, lists the Assessor's Parcel Numbers within this Assessment District by assessment number. The assessment numbers appearing on the Assessment and the names and addresses of the property owners are as shown on the last equalized assessment roll for taxes or as known to the Assessor of Monterey County.

All parcel information has been provided to DTA by the City Public Works Department, the previous Assessment Engineer, and the County of Monterey.

VI METHOD OF ASSESSMENT

A Background

Pursuant to the 1972 Act, the legislative body establishes and determines the "estimated benefit received" by each parcel from the Improvements.

In addition, Article XIIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

"Special benefit" is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer's Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (2008), Beutz v. County of Riverside (2010), Golden Hills Neighborhood Association v. City of San Diego (2011),* and *Concerned Citizens v. West Point Fire Protection District (2011).*

Methodologically, it is necessary and essential to identify the special benefit that the improvements, facilities, and services will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of DTA as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer's Report for consideration at the public hearing. However, the final authority and action rests with the City Council after hearing all testimony and evidence presented at the public hearing. Upon conclusion of the public hearing, the City Council must make the final action in determining that the assessment has been made in direct proportion to the special benefit received.

In determining the net amount to be assessed upon parcels within the District, Section 22573 of the California Streets and Highways Code states that such amount "may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218 further states that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel," where "special benefit" means "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large." This Section VI describes the methodology used to calculate the net amount to be assessed on each parcel within the District in proportion to the special benefit conferred on each such parcel.

B Benefits of Improvements

The special benefits associated with the local landscaping improvements are shown in the Table 6 below.

Table 6: Benefits from Landscaping Improvements

Landscaping Improvements
Enhanced desirability of properties through association with the improvements.
Improved aesthetic appeal of properties within the District providing a positive representation of the area.
Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
Environmental enhancement through improved erosion resistance, and dust and debris control.
Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation, and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods as identified in Table 7 below.

Table 7: Benefits from Street Lighting Improvements

Street Lighting Improvements
Enhanced deterrence of crime and the aid to police protection.
Increased nighttime safety on roads and highways.
Improved ability of pedestrians and motorists to see.
Improved ingress and egress to property.
Reduced vandalism and other criminal acts and damage to improvements or property.
Improved traffic circulation and reduced nighttime accidents and personal property loss.
Increased promotion of business during nighttime hours in the case of commercial properties.

C Categories of Benefit

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred on a parcel," where "Special Benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." It is therefore necessary to establish definitions of General Benefit and Special Benefit as such terms relate to the benefit to be derived from the Improvements. The following special benefit allocation was determined at the time the District was formed:

C.1 Landscaping

- Proper maintenance of landscaping and appurtenant facilities specially benefit parcels within the District by moderating temperatures, providing oxygenation, attenuating noise from adjacent streets, and controlling dust for those properties in close proximity to the landscaping, thereby enhancing the environmental quality of the parcels and making them more desirable;
- Spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout the properties within the District; and
- Proper maintenance of the landscaping, ornamental structures, and appurtenant facilities (i) reduces property-related crimes (especially vandalism) against properties in the District through the abatement of graffiti and the screening of properties within the Annexation from arterial streets; and (ii) improves the attractiveness of properties within the District and provides a positive visual experience.

C.2 Street Lighting

The special benefit from the maintenance, operation, and servicing of street lighting within the District only accrues to parcels within the District located in areas where such lighting is provided; however, all parcels within the District, regardless of location, are considered to benefit from such improvements installed within the District.

C.3 Parks

The special benefit from the maintenance of park improvements is determined based on the potential use by the property owners within the District. Based on City standards, it has been determined that each parcel within the District will benefit from one-tenth (1/10) of each acre of developed parkland within the City. Using this projection, the total number of acres, and future population, only approximately 80% of the proposed parks maintenance within the Annexations will be assessed towards the Annexation parcels.

As a result, properties in the District will receive 100% of the special benefits of the operation and maintenance of the Improvements. Importantly, because of the location of the Improvements within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole. Any such general benefit is so incidental and negligible that it cannot be calculated for purposes of assessment.

D Allocation of Special Benefit to Parcels

Each fiscal year, the Maximum Assessment Rate per EDU plus the cost-of-living adjustment (CPI) will be determined, and be brought before the City Council for approval prior to the start of the fiscal year. Additionally, improvements within the District will be reviewed to determine the extent of the improvements accepted for maintenance by the City. If it is determined that a portion of the improvements has either not been installed, or is installed but not accepted by the City for maintenance, a credit will be applied to Maximum Assessment rate per EDU. The credit will equal the portion of the annual maintenance costs associated with any improvements that have not been accepted for maintenance, and will be reflected in the final assessments placed on the County tax rolls for the fiscal year. This process will continue until such time that all improvements are complete and fully accepted by the City for maintenance.

As discussed previously, parcels in the District are the only parcels that derive special benefit from maintenance and operations and as such, must bear the cost of these activities. In accordance with the formation documents for the District, for each fiscal year the development status of parcels within the District will be reviewed to determine whether parcels are developed or vacant as described below. Each parcel within the District will then be assigned to one of the following four (4) categories based on that parcel's development status:

D.1 Developed Accepted

This category includes parcels that have been developed and for which the City has accepted maintenance responsibilities. These parcels will be charged for their proportionate share of Total Direct Maintenance and Administration Expenses, based on each parcel's share of the Maximum Assessment.

D.2 Developed Not Accepted

This category includes parcels that have been or are in the process of being developed and for which the City is not expecting to accept maintenance responsibilities in the upcoming fiscal year. These parcels will be charged for their proportionate share of the Administration Expenses and Storm Drain Maintenance Expenses, based on each parcel's share of the Maximum Assessment.

D.3 No Development

This category includes parcels that have not been developed and the City is not expecting to accept maintenance responsibilities for the upcoming fiscal year. These parcels will be charged for their proportionate share of the Total Administration Expenses based on each parcel's share of the Maximum Assessment.

D.4 Pending Annexation

This category includes parcels that are within the boundaries of the District but have not been annexed into the City. These parcels will not be charged for any expenses.

Importantly, Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. As a result, the following property will be considered exempt from the assessment: areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and right-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

Each parcel in the District is assigned a weighting factor known as an Equivalent Dwelling Unit ("EDU"). The following shows the EDU factors for each property type in the District:

Developed, Single-Family Residential = 1.0 EDU per Parcel

Developed, Multi-Family Residential = 1.0 EDU per Unit

Vacant Land, Future Residential = 0.3 EDU per Acre

E Amount of Assessment

Pursuant to the foregoing, Table 8 below shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2026-2027.

Table 8: Fiscal Year 2026-2027 Assessment Rates in the District

Assessment Per EDU Fiscal Year 2025-2026	Assessment Per EDU Fiscal Year 2026-2027	Max Assessment Per EDU Fiscal Year 2026-2027
$610.58	$610.32	$1,432.09

Table 9: Fiscal Year 2026-2027 Cost Estimate

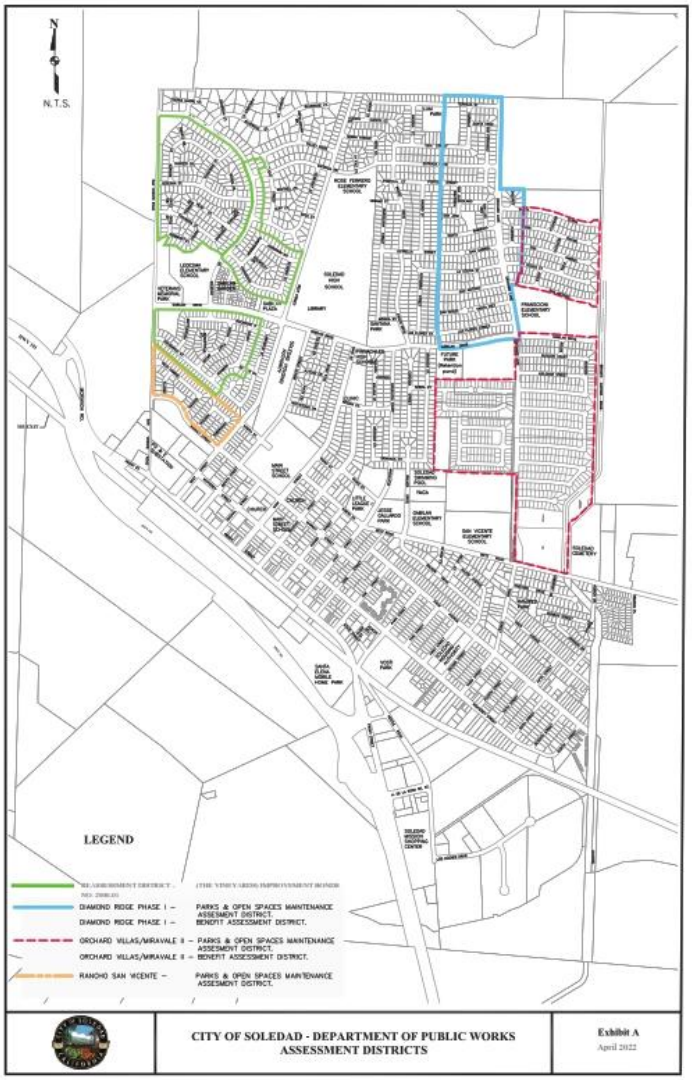
Description	Total Amount ($)	Special Benefit Apportioned to District	Fiscal Year 2026-2027 Total Budget (Amount Funded to District)
(A) Annual Maintenance (Direct Costs)			
Operating Expenses			
Landscape Maintenance (Easements)	$159,211	100%	$159,211
Park Maintenance	$101,100	100%	$101,100
Street Lights	$76,906	100%	$76,906
Graffiti	$22,839	100%	$22,839
Operating Reserve Fund Collection	$0	100%	$0
(B) Administration			
City Administration	$30,976	100%	$30,976
District Administration	$5,282	100%	$5,282
Printing & Advertising	$687	100%	$687
County Collection	$3,673	100%	$3,673
Subtotal (A+B)	**$400,673**	**N/A**	**$400,673**
(C) Levy Adjustments			
Capital Reserve Collection			$0
Operating Reserve Transfer In/(Out)			($10,000)
Balance to Levy (A+B+C)	**N/A**	**N/A**	**$390,673**
(D) District Assessment			
Total EDUs Count	640.10		
Total Parcels Count	665		
Total Parcels Levied	665		
FY 2026-2027 Calculated Assessment per EBU	**$610.32**		
FY 2026-2027 Maximum Assessment per EBU	**$1,432.09**		
FY 2026-2027 Maximum Levy	**$916,678**		
(E) Fund Balance Information			
Beginning Fund Balance FY 2026-2027	**$1,382,713**		
Reserve Fund Adjustments	**($10,000)**		
Anticipated Ending Balance FY 2026-2027	**$1,372,713**		

VII ASSESSMENT DIAGRAM AND BOUNDARY MAP

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act and is on file in the Office of the City Clerk.

The parcels within the District generally consist of the lots, parcels, and subdivisions of land found within the following Assessment Diagram and are based on the Monterey County Assessor's Maps and the Monterey County Assessor's information that existed at the time this Report was prepared.

Figure 1: Assessment Diagram



VIII TERMINATION OF DISTRICT/LIMITATIONS OF REPORT

A Termination of District

Assessments associated with the District will be levied each Fiscal Year until the District is dissolved by the City Council.

B Limitations of Report

The conclusions, calculations, and recommendations in this Report rely on the substantial data and information provided to DTA at the time of the writing of the Report by the following parties:

1. City of Soledad, specifically the Public Works Department;
2. The previous Assessment Engineer; and
3. The County of Monterey.

APPENDIX A

City of Soledad
Orchard Villas/Miravale II
Parks and Open Space Maintenance Assessment District No. 1
Annexation No. 1
Fiscal Year 2026-2027

ASSESSMENT ROLL

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022521001000	54006	1.00	$610.32
022521002000	54006	1.00	$610.32
022521003000	54006	1.00	$610.32
022521004000	54006	1.00	$610.32
022521005000	54006	1.00	$610.32
022521006000	54006	1.00	$610.32
022521007000	54006	1.00	$610.32
022521008000	54006	1.00	$610.32
022521009000	54006	1.00	$610.32
022521010000	54006	1.00	$610.32
022521011000	54006	1.00	$610.32
022521012000	54006	1.00	$610.32
022521013000	54006	1.00	$610.32
022521014000	54006	1.00	$610.32
022521015000	54006	1.00	$610.32
022521016000	54006	1.00	$610.32
022521017000	54006	1.00	$610.32
022521018000	54006	1.00	$610.32
022521019000	54006	1.00	$610.32
022521020000	54006	1.00	$610.32
022521021000	54006	1.00	$610.32
022521022000	54006	1.00	$610.32
022521023000	54006	1.00	$610.32
022521024000	54006	1.00	$610.32
022521025000	54006	1.00	$610.32
022521026000	54006	1.00	$610.32
022521027000	54006	1.00	$610.32
022521028000	54006	1.00	$610.32
022521029000	54006	1.00	$610.32
022521030000	54006	1.00	$610.32
022521031000	54006	1.00	$610.32
022521032000	54006	1.00	$610.32
022521033000	54006	1.00	$610.32
022521034000	54006	1.00	$610.32
022521035000	54006	1.00	$610.32
022521036000	54006	1.00	$610.32
022521037000	54006	1.00	$610.32
022521038000	54006	1.00	$610.32
022521039000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022521040000	54006	1.00	$610.32
022521041000	54006	1.00	$610.32
022521042000	54006	1.00	$610.32
022521043000	54006	1.00	$610.32
022521044000	54006	1.00	$610.32
022521045000	54006	1.00	$610.32
022521046000	54006	1.00	$610.32
022521047000	54006	1.00	$610.32
022521048000	54006	1.00	$610.32
022521049000	54006	1.00	$610.32
022521050000	54006	1.00	$610.32
022521051000	54006	1.00	$610.32
022521052000	54006	1.00	$610.32
022521053000	54006	1.00	$610.32
022521054000	54006	1.00	$610.32
022521055000	54006	1.00	$610.32
022521056000	54006	1.00	$610.32
022521057000	54006	1.00	$610.32
022521058000	54006	1.00	$610.32
022521059000	54006	1.00	$610.32
022521060000	54006	1.00	$610.32
022521061000	54006	1.00	$610.32
022521062000	54006	1.00	$610.32
022521063000	54006	1.00	$610.32
022521064000	54006	1.00	$610.32
022521065000	54006	1.00	$610.32
022521066000	54006	1.00	$610.32
022521067000	54006	1.00	$610.32
022521068000	54006	1.00	$610.32
022521069000	54006	1.00	$610.32
022521070000	54006	1.00	$610.32
022521071000	54006	1.00	$610.32
022521072000	54006	1.00	$610.32
022521073000	54006	1.00	$610.32
022521074000	54006	1.00	$610.32
022521075000	54006	1.00	$610.32
022521076000	54006	1.00	$610.32
022521077000	54006	1.00	$610.32
022521078000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022521079000	54006	1.00	$610.32
022521080000	54006	1.00	$610.32
022521081000	54006	1.00	$610.32
022521082000	54006	1.00	$610.32
022521083000	54006	1.00	$610.32
022521084000	54006	1.00	$610.32
022521085000	54006	1.00	$610.32
022521086000	54006	1.00	$610.32
022521087000	54006	1.00	$610.32
022521088000	54006	1.00	$610.32
022521091000	54006	1.00	$610.32
022521092000	54006	1.00	$610.32
022522001000	54006	1.00	$610.32
022522002000	54006	1.00	$610.32
022522003000	54006	1.00	$610.32
022522004000	54006	1.00	$610.32
022522005000	54006	1.00	$610.32
022522006000	54006	1.00	$610.32
022522007000	54006	1.00	$610.32
022522008000	54006	1.00	$610.32
022522009000	54006	1.00	$610.32
022522010000	54006	1.00	$610.32
022522011000	54006	1.00	$610.32
022522012000	54006	1.00	$610.32
022522013000	54006	1.00	$610.32
022522014000	54006	1.00	$610.32
022522015000	54006	1.00	$610.32
022522016000	54006	1.00	$610.32
022522017000	54006	1.00	$610.32
022522018000	54006	0.06	$36.00
022522019000	54006	1.00	$610.32
022522020000	54006	1.00	$610.32
022522021000	54006	1.00	$610.32
022522022000	54006	1.00	$610.32
022522023000	54006	1.00	$610.32
022522024000	54006	1.00	$610.32
022522025000	54006	0.06	$36.00
022522026000	54006	1.00	$610.32
022522027000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022522028000	54006	0.06	$36.00
022522029000	54006	1.00	$610.32
022522030000	54006	1.00	$610.32
022522031000	54006	1.00	$610.32
022522032000	54006	1.00	$610.32
022522033000	54006	1.00	$610.32
022522034000	54006	1.00	$610.32
022522035000	54006	0.06	$36.00
022522037000	54006	1.22	$741.54
022522038000	54006	1.73	$1,056.46
022522039000	54006	0.06	$36.00
022515001000	54006	1.00	$610.32
022515002000	54006	1.00	$610.32
022515003000	54006	1.00	$610.32
022515004000	54006	1.00	$610.32
022515005000	54006	1.00	$610.32
022515006000	54006	1.00	$610.32
022515007000	54006	1.00	$610.32
022515008000	54006	1.00	$610.32
022515009000	54006	1.00	$610.32
022515010000	54006	1.00	$610.32
022515011000	54006	1.00	$610.32
022515012000	54006	1.00	$610.32
022515013000	54006	1.00	$610.32
022515014000	54006	1.00	$610.32
022515015000	54006	1.00	$610.32
022515016000	54006	1.00	$610.32
022515017000	54006	1.00	$610.32
022515018000	54006	1.00	$610.32
022515019000	54006	1.00	$610.32
022515020000	54006	1.00	$610.32
022515021000	54006	1.00	$610.32
022515022000	54006	1.00	$610.32
022515023000	54006	1.00	$610.32
022515024000	54006	1.00	$610.32
022515025000	54006	1.00	$610.32
022515026000	54006	1.00	$610.32
022515027000	54006	1.00	$610.32
022515028000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022515029000	54006	1.00	$610.32
022515030000	54006	1.00	$610.32
022515031000	54006	1.00	$610.32
022515032000	54006	1.00	$610.32
022515033000	54006	1.00	$610.32
022515034000	54006	1.00	$610.32
022515035000	54006	1.00	$610.32
022515036000	54006	1.00	$610.32
022515037000	54006	1.00	$610.32
022516001000	54006	1.00	$610.32
022516002000	54006	1.00	$610.32
022516003000	54006	1.00	$610.32
022516004000	54006	1.00	$610.32
022516005000	54006	1.00	$610.32
022516006000	54006	1.00	$610.32
022516007000	54006	1.00	$610.32
022516008000	54006	1.00	$610.32
022516009000	54006	1.00	$610.32
022516010000	54006	1.00	$610.32
022516011000	54006	1.00	$610.32
022516012000	54006	1.00	$610.32
022516013000	54006	1.00	$610.32
022516014000	54006	1.00	$610.32
022516015000	54006	1.00	$610.32
022516016000	54006	1.00	$610.32
022516017000	54006	1.00	$610.32
022516018000	54006	1.00	$610.32
022516019000	54006	1.00	$610.32
022516020000	54006	1.00	$610.32
022516021000	54006	1.00	$610.32
022516022000	54006	1.00	$610.32
022516023000	54006	1.00	$610.32
022516024000	54006	1.00	$610.32
022516025000	54006	1.00	$610.32
022516026000	54006	1.00	$610.32
022516027000	54006	1.00	$610.32
022516028000	54006	1.00	$610.32
022516029000	54006	1.00	$610.32
022516030000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022516031000	54006	1.00	$610.32
022516032000	54006	1.00	$610.32
022516033000	54006	1.00	$610.32
022516034000	54006	1.00	$610.32
022516035000	54006	1.00	$610.32
022516036000	54006	1.00	$610.32
022516037000	54006	1.00	$610.32
022516038000	54006	1.00	$610.32
022516039000	54006	1.00	$610.32
022516040000	54006	1.00	$610.32
022516041000	54006	1.00	$610.32
022516042000	54006	1.00	$610.32
022516043000	54006	1.00	$610.32
022516044000	54006	1.00	$610.32
022516045000	54006	1.00	$610.32
022516046000	54006	1.00	$610.32
022516047000	54006	1.00	$610.32
022516048000	54006	1.00	$610.32
022516049000	54006	1.00	$610.32
022516050000	54006	1.00	$610.32
022516051000	54006	1.00	$610.32
022516052000	54006	1.00	$610.32
022516053000	54006	1.00	$610.32
022516054000	54006	1.00	$610.32
022516055000	54006	1.00	$610.32
022516056000	54006	1.00	$610.32
022516057000	54006	1.00	$610.32
022516058000	54006	1.00	$610.32
022516059000	54006	1.00	$610.32
022516060000	54006	1.00	$610.32
022516061000	54006	1.00	$610.32
022516062000	54006	1.00	$610.32
022516063000	54006	1.00	$610.32
022516064000	54006	1.00	$610.32
022516065000	54006	1.00	$610.32
022516066000	54006	1.00	$610.32
022516067000	54006	1.00	$610.32
022516068000	54006	1.00	$610.32
022516069000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022516070000	54006	1.00	$610.32
022516071000	54006	1.00	$610.32
022516072000	54006	1.00	$610.32
022516073000	54006	1.00	$610.32
022517001000	54006	1.00	$610.32
022517002000	54006	1.00	$610.32
022517003000	54006	1.00	$610.32
022517004000	54006	1.00	$610.32
022517005000	54006	1.00	$610.32
022517006000	54006	1.00	$610.32
022517007000	54006	1.00	$610.32
022517008000	54006	1.00	$610.32
022517009000	54006	1.00	$610.32
022517010000	54006	1.00	$610.32
022517011000	54006	1.00	$610.32
022517012000	54006	1.00	$610.32
022517013000	54006	1.00	$610.32
022517014000	54006	1.00	$610.32
022517015000	54006	1.00	$610.32
022517016000	54006	1.00	$610.32
022517017000	54006	1.00	$610.32
022517018000	54006	1.00	$610.32
022517019000	54006	1.00	$610.32
022517020000	54006	1.00	$610.32
022517021000	54006	1.00	$610.32
022517022000	54006	1.00	$610.32
022517023000	54006	1.00	$610.32
022517024000	54006	1.00	$610.32
022517025000	54006	1.00	$610.32
022517026000	54006	1.00	$610.32
022517027000	54006	1.00	$610.32
022517028000	54006	1.00	$610.32
022517029000	54006	1.00	$610.32
022517030000	54006	1.00	$610.32
022517031000	54006	1.00	$610.32
022517032000	54006	1.00	$610.32
022517033000	54006	1.00	$610.32
022517034000	54006	1.00	$610.32
022517035000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022517036000	54006	1.00	$610.32
022517037000	54006	1.00	$610.32
022517038000	54006	1.00	$610.32
022517039000	54006	1.00	$610.32
022517040000	54006	1.00	$610.32
022517041000	54006	1.00	$610.32
022517042000	54006	1.00	$610.32
022517043000	54006	1.00	$610.32
022517044000	54006	1.00	$610.32
022517045000	54006	1.00	$610.32
022517046000	54006	1.00	$610.32
022517047000	54006	1.00	$610.32
022517048000	54006	1.00	$610.32
022517049000	54006	1.00	$610.32
022517050000	54006	1.00	$610.32
022517051000	54006	1.00	$610.32
022517052000	54006	1.00	$610.32
022517053000	54006	1.00	$610.32
022517054000	54006	1.00	$610.32
022517055000	54006	1.00	$610.32
022517056000	54006	1.00	$610.32
022517057000	54006	1.00	$610.32
022517058000	54006	1.00	$610.32
022517059000	54006	1.00	$610.32
022517060000	54006	1.00	$610.32
022517061000	54006	1.00	$610.32
022517062000	54006	1.00	$610.32
022517063000	54006	1.00	$610.32
022517064000	54006	1.00	$610.32
022517065000	54006	1.00	$610.32
022517066000	54006	1.00	$610.32
022517067000	54006	1.00	$610.32
022517068000	54006	1.00	$610.32
022517069000	54006	1.00	$610.32
022517070000	54006	1.00	$610.32
022517071000	54006	1.00	$610.32
022517072000	54006	1.00	$610.32
022517073000	54006	1.00	$610.32
022517074000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022517075000	54006	1.00	$610.32
022517076000	54006	1.00	$610.32
022517077000	54006	1.00	$610.32
022517078000	54006	1.00	$610.32
022517079000	54006	1.00	$610.32
022517080000	54006	1.00	$610.32
022517081000	54006	1.00	$610.32
022517082000	54006	1.00	$610.32
022517083000	54006	1.00	$610.32
022517084000	54006	1.00	$610.32
022517085000	54006	1.00	$610.32
022517086000	54006	1.00	$610.32
022517087000	54006	1.00	$610.32
022517088000	54006	1.00	$610.32
022517089000	54006	1.00	$610.32
022517090000	54006	1.00	$610.32
022517091000	54006	1.00	$610.32
022517092000	54006	1.00	$610.32
022518001000	54006	0.03	$21.02
022518002000	54006	1.00	$610.32
022518003000	54006	1.00	$610.32
022518004000	54006	1.00	$610.32
022518005000	54006	1.00	$610.32
022518006000	54006	1.00	$610.32
022518007000	54006	1.00	$610.32
022518008000	54006	0.05	$33.34
022518009000	54006	0.04	$22.84
022518010000	54006	0.03	$21.12
022518011000	54006	1.00	$610.32
022518012000	54006	1.00	$610.32
022518013000	54006	1.00	$610.32
022518014000	54006	1.00	$610.32
022518015000	54006	1.00	$610.32
022518016000	54006	1.00	$610.32
022518017000	54006	1.00	$610.32
022518018000	54006	1.00	$610.32
022518019000	54006	1.00	$610.32
022518020000	54006	1.00	$610.32
022518021000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022518022000	54006	1.00	$610.32
022518023000	54006	1.00	$610.32
022518024000	54006	1.00	$610.32
022518025000	54006	1.00	$610.32
022518026000	54006	1.00	$610.32
022518027000	54006	1.00	$610.32
022518028000	54006	1.00	$610.32
022518029000	54006	1.00	$610.32
022518030000	54006	1.00	$610.32
022518031000	54006	1.00	$610.32
022518032000	54006	1.00	$610.32
022518033000	54006	1.00	$610.32
022518034000	54006	1.00	$610.32
022518035000	54006	0.04	$24.46
022518036000	54006	1.00	$610.32
022518037000	54006	1.00	$610.32
022518038000	54006	1.00	$610.32
022518039000	54006	1.00	$610.32
022518040000	54006	1.00	$610.32
022518041000	54006	1.00	$610.32
022518042000	54006	1.00	$610.32
022518043000	54006	1.00	$610.32
022518044000	54006	1.00	$610.32
022518045000	54006	1.00	$610.32
022518046000	54006	1.00	$610.32
022518047000	54006	1.00	$610.32
022518048000	54006	1.00	$610.32
022518049000	54006	1.00	$610.32
022518050000	54006	1.00	$610.32
022518051000	54006	1.00	$610.32
022518052000	54006	1.00	$610.32
022518053000	54006	1.00	$610.32
022518054000	54006	1.00	$610.32
022518055000	54006	1.00	$610.32
022518056000	54006	1.00	$610.32
022518057000	54006	1.00	$610.32
022518058000	54006	1.00	$610.32
022518059000	54006	1.00	$610.32
022518060000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022518061000	54006	1.00	$610.32
022518062000	54006	1.00	$610.32
022518063000	54006	1.00	$610.32
022518064000	54006	1.00	$610.32
022518065000	54006	1.00	$610.32
022518066000	54006	1.00	$610.32
022518067000	54006	1.00	$610.32
022518068000	54006	1.00	$610.32
022518069000	54006	1.00	$610.32
022518070000	54006	1.00	$610.32
022518071000	54006	1.00	$610.32
022441018000	54006	0.20	$119.00
022511010000	54006	1.00	$610.32
022511011000	54006	1.00	$610.32
022511012000	54006	1.00	$610.32
022511013000	54006	1.00	$610.32
022511014000	54006	1.00	$610.32
022511015000	54006	1.00	$610.32
022511016000	54006	1.00	$610.32
022511017000	54006	1.00	$610.32
022511018000	54006	1.00	$610.32
022511019000	54006	1.00	$610.32
022511026000	54006	1.00	$610.32
022511027000	54006	1.00	$610.32
022511028000	54006	1.00	$610.32
022511029000	54006	1.00	$610.32
022511030000	54006	1.00	$610.32
022511031000	54006	1.00	$610.32
022511032000	54006	1.00	$610.32
022511033000	54006	1.00	$610.32
022511034000	54006	1.00	$610.32
022511035000	54006	1.00	$610.32
022511036000	54006	1.00	$610.32
022511037000	54006	1.00	$610.32
022511038000	54006	1.00	$610.32
022511039000	54006	1.00	$610.32
022511042000	54006	1.00	$610.32
022511043000	54006	1.00	$610.32
022511044000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022511045000	54006	1.00	$610.32
022511046000	54006	1.00	$610.32
022511047000	54006	1.00	$610.32
022511048000	54006	1.00	$610.32
022511049000	54006	1.00	$610.32
022511050000	54006	1.00	$610.32
022511051000	54006	1.00	$610.32
022511052000	54006	1.00	$610.32
022511053000	54006	1.00	$610.32
022511054000	54006	1.00	$610.32
022511055000	54006	1.00	$610.32
022511056000	54006	1.00	$610.32
022511057000	54006	1.00	$610.32
022511058000	54006	1.00	$610.32
022511059000	54006	1.00	$610.32
022511060000	54006	1.00	$610.32
022511061000	54006	1.00	$610.32
022511062000	54006	1.00	$610.32
022511063000	54006	1.00	$610.32
022511064000	54006	1.00	$610.32
022511065000	54006	1.00	$610.32
022511066000	54006	1.00	$610.32
022511067000	54006	1.00	$610.32
022511068000	54006	1.00	$610.32
022511069000	54006	1.00	$610.32
022511070000	54006	1.00	$610.32
022511071000	54006	1.00	$610.32
022511072000	54006	1.00	$610.32
022511073000	54006	1.00	$610.32
022511074000	54006	1.00	$610.32
022511075000	54006	1.00	$610.32
022511076000	54006	1.00	$610.32
022511077000	54006	1.00	$610.32
022511078000	54006	1.00	$610.32
022511079000	54006	1.00	$610.32
022511080000	54006	1.00	$610.32
022511081000	54006	1.00	$610.32
022512066000	54006	1.00	$610.32
022513004000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022513005000	54006	1.00	$610.32
022513006000	54006	1.00	$610.32
022513007000	54006	1.00	$610.32
022513008000	54006	1.00	$610.32
022514001000	54006	1.00	$610.32
022514026000	54006	1.00	$610.32
022514027000	54006	1.00	$610.32
022514028000	54006	1.00	$610.32
022514058000	54006	1.00	$610.32
022514059000	54006	1.00	$610.32
022514060000	54006	1.00	$610.32
022514061000	54006	1.00	$610.32
022514062000	54006	1.00	$610.32
022514063000	54006	1.00	$610.32
022514064000	54006	1.00	$610.32
022514065000	54006	1.00	$610.32
022514066000	54006	1.00	$610.32
022514067000	54006	1.00	$610.32
022514068000	54006	1.00	$610.32
022514069000	54006	1.00	$610.32
022512037000	54006	1.00	$610.32
022512036000	54006	1.00	$610.32
022512038000	54006	1.00	$610.32
022512039000	54006	1.00	$610.32
022511001000	54006	1.00	$610.32
022511002000	54006	1.00	$610.32
022513017000	54006	1.00	$610.32
022513001000	54006	1.00	$610.32
022513002000	54006	1.00	$610.32
022513003000	54006	1.00	$610.32
022513009000	54006	1.00	$610.32
022513010000	54006	1.00	$610.32
022513011000	54006	1.00	$610.32
022513012000	54006	1.00	$610.32
022513013000	54006	1.00	$610.32
022513014000	54006	1.00	$610.32
022513015000	54006	1.00	$610.32
022513016000	54006	1.00	$610.32
022514018000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022512035000	54006	1.00	$610.32
022514017000	54006	1.00	$610.32
022511004000	54006	1.00	$610.32
022511008000	54006	1.00	$610.32
022511009000	54006	1.00	$610.32
022511082000	54006	1.00	$610.32
022511083000	54006	1.00	$610.32
022511084000	54006	1.00	$610.32
022512001000	54006	1.00	$610.32
022512008000	54006	1.00	$610.32
022512009000	54006	1.00	$610.32
022512010000	54006	1.00	$610.32
022512011000	54006	1.00	$610.32
022512012000	54006	1.00	$610.32
022512013000	54006	1.00	$610.32
022512014000	54006	1.00	$610.32
022512015000	54006	1.00	$610.32
022512016000	54006	1.00	$610.32
022512017000	54006	1.00	$610.32
022512018000	54006	1.00	$610.32
022512019000	54006	1.00	$610.32
022512024000	54006	1.00	$610.32
022512025000	54006	1.00	$610.32
022512026000	54006	1.00	$610.32
022512027000	54006	1.00	$610.32
022512028000	54006	1.00	$610.32
022512029000	54006	1.00	$610.32
022512030000	54006	1.00	$610.32
022512031000	54006	1.00	$610.32
022512032000	54006	1.00	$610.32
022512033000	54006	1.00	$610.32
022512034000	54006	1.00	$610.32
022512040000	54006	1.00	$610.32
022512041000	54006	1.00	$610.32
022512042000	54006	1.00	$610.32
022512043000	54006	1.00	$610.32
022512044000	54006	1.00	$610.32
022512045000	54006	1.00	$610.32
022512046000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022512047000	54006	1.00	$610.32
022512048000	54006	1.00	$610.32
022512049000	54006	1.00	$610.32
022512050000	54006	1.00	$610.32
022512051000	54006	1.00	$610.32
022512052000	54006	1.00	$610.32
022512053000	54006	1.00	$610.32
022512054000	54006	1.00	$610.32
022512055000	54006	1.00	$610.32
022512056000	54006	1.00	$610.32
022512057000	54006	1.00	$610.32
022512058000	54006	1.00	$610.32
022512059000	54006	1.00	$610.32
022512060000	54006	1.00	$610.32
022512061000	54006	1.00	$610.32
022512062000	54006	1.00	$610.32
022512063000	54006	1.00	$610.32
022512064000	54006	1.00	$610.32
022512065000	54006	1.00	$610.32
022512067000	54006	1.00	$610.32
022512068000	54006	1.00	$610.32
022512069000	54006	1.00	$610.32
022512070000	54006	1.00	$610.32
022512071000	54006	1.00	$610.32
022512072000	54006	1.00	$610.32
022512073000	54006	1.00	$610.32
022511003000	54006	1.00	$610.32
022514002000	54006	1.00	$610.32
022514003000	54006	1.00	$610.32
022514004000	54006	1.00	$610.32
022514005000	54006	1.00	$610.32
022514006000	54006	1.00	$610.32
022514007000	54006	1.00	$610.32
022514008000	54006	1.00	$610.32
022514009000	54006	1.00	$610.32
022514010000	54006	1.00	$610.32
022514011000	54006	1.00	$610.32
022514012000	54006	1.00	$610.32
022514013000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022514014000	54006	1.00	$610.32
022514015000	54006	1.00	$610.32
022514016000	54006	1.00	$610.32
022514019000	54006	1.00	$610.32
022514020000	54006	1.00	$610.32
022514021000	54006	1.00	$610.32
022514022000	54006	1.00	$610.32
022514023000	54006	1.00	$610.32
022514024000	54006	1.00	$610.32
022514025000	54006	1.00	$610.32
022514029000	54006	1.00	$610.32
022514030000	54006	1.00	$610.32
022514031000	54006	1.00	$610.32
022514032000	54006	1.00	$610.32
022514033000	54006	1.00	$610.32
022514034000	54006	1.00	$610.32
022514035000	54006	1.00	$610.32
022514036000	54006	1.00	$610.32
022514037000	54006	1.00	$610.32
022514038000	54006	1.00	$610.32
022514039000	54006	1.00	$610.32
022514040000	54006	1.00	$610.32
022514041000	54006	1.00	$610.32
022514042000	54006	1.00	$610.32
022514043000	54006	1.00	$610.32
022514044000	54006	1.00	$610.32
022514045000	54006	1.00	$610.32
022514046000	54006	1.00	$610.32
022514047000	54006	1.00	$610.32
022514048000	54006	1.00	$610.32
022514049000	54006	1.00	$610.32
022514050000	54006	1.00	$610.32
022514051000	54006	1.00	$610.32
022514052000	54006	1.00	$610.32
022514053000	54006	1.00	$610.32
022514054000	54006	1.00	$610.32
022514055000	54006	1.00	$610.32
022514056000	54006	1.00	$610.32
022514057000	54006	1.00	$610.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022514070000	54006	1.00	$610.32
022514071000	54006	1.00	$610.32
022514072000	54006	1.00	$610.32
022514073000	54006	1.00	$610.32
022512074000	54006	1.00	$610.32
022512075000	54006	1.00	$610.32
022512076000	54006	1.00	$610.32
022512077000	54006	1.00	$610.32
022512078000	54006	1.00	$610.32
022512079000	54006	1.00	$610.32
022512080000	54006	1.00	$610.32
022512081000	54006	1.00	$610.32
022512082000	54006	1.00	$610.32
022512083000	54006	1.00	$610.32
022283001000	54006	1.00	$610.32
022283002000	54007	0.03	$18.30
022283003000	54008	0.03	$18.30
022283004000	54009	0.03	$18.30
022283005000	54010	1.00	$610.32
022283006000	54011	1.00	$610.32
022283007000	54012	1.00	$610.32
022283008000	54013	0.03	$18.30
022283009000	54014	1.00	$610.32
022283010000	54015	0.03	$18.48
022283011000	54016	0.03	$15.92
022283012000	54017	1.00	$610.32
022283013000	54018	1.00	$610.32
022283014000	54019	0.03	$16.66
022283015000	54020	0.03	$16.66
022283016000	54021	0.03	$16.66
022283017000	54022	0.03	$16.66
022283018000	54023	0.03	$16.66
022283019000	54024	0.03	$16.66
022283020000	54025	0.03	$16.66
022283021000	54026	1.00	$610.32
022283022000	54027	1.00	$610.32
022283023000	54028	1.00	$610.32
022283024000	54029	0.03	$16.66
022283025000	54030	0.03	$20.32

City of Soledad
Maintenance Assessment District No. 1, Annexation No. 1
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022283026000	54031	1.00	$610.32
022283027000	54032	0.03	$20.14

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RESOLUTION NO. 6385

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE BENEFIT ASSESSMENT DISTRICT NO. 2 (ORCHARD VILLAS/MIRAVALE II) FOR FISCAL YEAR 2026/2027

The City Council of the City of Soledad, California (hereinafter referred to as the "City") does resolve as follows:

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Benefit Assessment District No. 2, Orchard Villas/Miravale II (hereafter referred to as the "District") for the fiscal year commencing July 1, 2026 and ending June 30, 2027 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California, beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, DTA has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, this City and DTA have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF SOLEDAD FOR THE BENEFIT ASSESSMENT DISTRICT NO. 2 (ORCHARD VILLAS/MIRAVALE II) AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,

ii) the District includes all of the lands so benefited; and,

iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services. This Fiscal Year assessment for the Benefit Assessment District No. 2 (Orchard Villas/Miravale II) is $295.88 per parcel.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed and approved by the City Council.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation including street sweeping, storm drain lines, Bryant Canyon Storm Drainage Channel as well as the onsite and offsite storm drain system, necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and inspection, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Assessments for the District are also being levied to provide funding for the maintenance, operation, and servicing storm retention pond silt removal, bank stabilization and restoring percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and inspection, and any other items of work necessary and incidental for the proper maintenance and operation thereof. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Monterey shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Finance Director shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as the "Improvement Fund, City of Soledad, Benefit Assessment District No. 2 (Orchard Villas/Miravale II) and such monies shall be expended only for the maintenance, operation, and servicing improvements and facilities as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the fiscal year commencing July 1, 2026 and ending June 30, 2027.

Section 8 The City Clerk or their designate is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

PASSED, APPROVED and **ADOPTED** this 17th day of June, 2026 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Manager

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FINAL ENGINEER'S REPORT

ORCHARD VILLAS/MIRAVALE II
BENEFIT ASSESSMENT DISTRICT NO. 2
FUND #652
CITY OF SOLEDAD | COUNTY OF MONTEREY

Beginning Fiscal Year: 2026-2027

Intent Meeting: May 20, 2026

Public Hearing: June 17, 2026

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PUBLIC WORKS DIRECTOR

Donald Wilcox, P.E.

PROFESSIONAL SERVICES

ASSESSMENT ENGINEERING

Stephen A. Runk, P.E.

DTA Public Finance, Inc.

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APPENDICES

APPENDIX A ASSESSMENT ROLL

I AFFIDAVIT AND CERTIFICATES

CITY OF SOLEDAD BENEFIT ASSESSMENT DISTRICT NO. 2
ORCHARD VILLAS/MIRAVALE II

This Engineer's Report ("Report") and the enclosed descriptions, budget, and assessment diagram outline the District and include the proposed assessments for each lot, parcel, and subdivision of land within said District to be levied for Fiscal Year 2026-2027 as they existed at the time of the passage of the Resolution of Intention.

Reference is hereby made to the Monterey County Assessor's Maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated this _____ day of _____, 2026.

DTA Public Finance, Inc.
Assessment Engineer
On Behalf of the City of Soledad

By: _____
Kuda Wekwete
Project Manager

By: _____
Stephen A. Runk, P.E.
License Number: C23473

CITY OF SOLEDAD BENEFIT ASSESSMENT DISTRICT NO. 2
ORCHARD VILLAS/MIRAVALE II

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2026.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Soledad, California, on the _____ day of _____, 2026.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

II ENGINEER'S REPORT

WHEREAS, the City Council of the City of Soledad ("City"), pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 64 of Division 2 of the California Government Code ("1982 Act"), adopted its resolution ("Resolution") initiating proceedings for the levy of Fiscal Year 2026-2027 assessments against properties in the City of Soledad Benefit Assessment District No. 2 (the "District") to fund maintenance and operation street and storm drain improvements that have been determined to specially benefit the District ("Improvements").

WHEREAS, the Resolution directs the Assessment Engineer to prepare and file a report ("Engineer's Report" or "Report") pursuant to the 1982 Act and Article XIIID of the California Constitution ("Proposition 218").

This Report includes the following sections:

- **Plans and Specifications** – Plans and specifications for services to be provided. Plans and specifications are a part of this Report whether or not separately bound.
- **Cost Estimate** – An estimate of the annual cost of services to be provided. Also included, are administrative and incidental costs that include maintenance, reserve, repairs, and rehabilitation expenses.
- **Assessment Roll** – An assessment roll, showing the amount to be assessed against each parcel of real property within this District and the names and addresses of the property owners. An Assessor's Parcel number or other designation describes each parcel. Each parcel is also assigned an "assessment number" that links the Assessment Roll to the Assessment Diagram.
- **Method of Assessment** – A statement of the method by which the Assessment Engineer determined the amount to be assessed against each parcel, based on special benefits to be derived by each parcel from the services.
- **Assessment Diagram** – A diagram showing all of the parcels of real property to be assessed within this District. The diagram corresponds with the Assessment Roll by assessment number.
- **Termination of District/Limitations of Report** – A statement as to the duration of the District and the accuracy of the data and information necessary for the development of this annual Report.

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for the District, by virtue of the power vested under the 1982 Act and the order of the City, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the Improvements, including the incidental costs and expenses, to be paid by the District.

The net assessment in Fiscal Year 2026-2027 is summarized in Table 1.

Table 1: Net Assessment for Fiscal Year 2026-2027

Item	Amount
Maintenance Costs	$28,368
Capital Improvement Costs	$850,000
Administration Costs	$40,406
Levy Adjustments (Reserve Fund Debit)	($729,382)
Net Assessment*	**$189,392**

***Note**: Figures may not sum due to rounding.

DTA does hereby assess the net amount to be assessed upon all assessable lots or parcels of land within the District by apportioning the amount allocable among the several lots or parcels of each in proportion to the estimated special benefits to be received by each such lot or parcel from the Improvements, as more particularly set forth in the list attached as Appendix A ("Assessment Roll") and by this reference made as part of this Engineer's Report. The District diagram appearing herein is a representation of the assessment diagram that was approved by resolution of the City Council. Reference is hereby made to the Assessor's Maps of the County of Monterey for Fiscal Year 2026-2027 for a more particular description of the properties within the District. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the County of Monterey Assessment Roll.

DTA Public Finance, Inc.

_____ _____

Kuda Wekwete
Project Manager

Date

_____ _____

Stephen A. Runk, P.E.
License Number: C23473

Date

III PLANS AND SPECIFICATIONS

The plans, specifications, and studies of the Improvements for this District are voluminous and will not be bound in this Report, but by this reference are incorporated as if attached to this Report. The plans and specifications are on file with the City of Soledad and/or the County of Monterey, California.

A Description of the District

The District is generally located between Orchard Lane and Granada Street, south of Gabilan Drive, west of Bryant Canyon Road, and east of Orchard Lane. A District diagram incorporated herein under Section VII of this Report outlines the boundaries of the District. This diagram incorporates all lots, parcels, and subdivisions of land within the District as the same existed at the time this Report was prepared, a complete listing of which is provided in **Appendix A** of this Report.

B District Improvements, Facilities, and Services

The following descriptions, provided in the formation documents of the District, identify the types of improvements that will be maintained by the District. Detailed maps and descriptions of these improvements are on file with the City and are available for inspection in the office of the City Engineer and have been incorporated into this Report by reference.

B.1 Street and Storm Drain Improvements

The maintenance and operation of the improvements located on the streets within the District includes the following: street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and inspection, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work within the following streets and on appurtenant improvement plans.

The improvements that are covered under the maintenance and operations of the District are located on the following streets:

- Serra Court, Rusconi Court, Villas Street, Camino Arroyo, Luchessa Way, Orchard Lane, Tomasini Trail, Davalos Land, Tankersley Street, Luna Drive, Calle Val Verde, Liberty Court, and Liberty Way located in Orchard Villas; and
- Santa Clara, Binsacca, San Rafael, Westcott, San Gabriel, Pura, La Colina Street, Jones, San Antonio Bryant Canyon Road, Gabilan Drive, Rojos Way, Rusconi Court, Asilomar Street, Rusconi Court, Orchard Lane, and currently un-named streets located in Miravale II.

Additionally, District maintenance and operations include the Bryant Canyon Storm Drainage Channel as well as the onsite and offsite storm drain system.

B.2 Stormwater Improvements

Maintenance and operation includes storm retention pond, necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work within the following area and on appurtenant improvement plans.

The improvements that are covered under the maintenance and operations of the District are located in Miravale II and include an 8-acre underground stormwater retention facility, shown on the approved improvement plans for the Miravale II subdivision and any subsequent revisions.

B.3 Incidental and Other Expenses

Incidental costs include contingencies and District incidentals such as engineering, printing, notices to property owners, collection costs, legal fees, administration, and supervision.

IV COST ESTIMATE

Applicable law requires the Engineer's Report to contain an estimate of the costs of the Improvements for Fiscal Year 2026-2027, including estimates of (i) the total costs for Improvements for Fiscal Year 2026-2027, including incidental expenses, (ii) the amount of any surplus in the improvement fund to be carried over from a previous Fiscal Year, (iii) the amount of any contributions to be made from sources other than assessments levied pursuant to this part, (iv) the amount, if any, of the annual installment for the Fiscal Year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments, and (v) the net amount to be assessed upon assessable lands within the District. Estimates of these amounts are provided below.

The following describes the costs that are funded through the District.

A Costs of Improvements

A.1 Projected Annual Maintenance Costs & Capital Improvement Costs

Included in the City's Public Works Department Budget Request are estimated costs for the annual maintenance, servicing, and funding of all improvements within the District. District direct maintenance expenses are estimated at $28,368 for Fiscal Year 2026-2027 as shown in Table 2 below. District's direct capital improvement costs are estimated at $850,000 for Fiscal Year 2026-2027 as shown in Table 3 below.

Table 2: Projected Annual Direct Maintenance Costs

Item Description	Cost Estimate
Detention Basin Maintenance	$4,098
Storm Drain Maintenance	$4,682
Bryant Canyon Channel	$6,075
Street Sweeping	$11,991
Engineering Inspection	$1,523
Total*	**$28,368**

***Note**: Figures may not sum due to rounding.

Table 3: Projected Capital Improvement Costs

Item Description	Cost Estimate
Crack Seal/Slurry Seal Project*	$850,000
Total*	**$850,000**

***Note**: Funded by the available funds in the capital reserve account.

A.2 Projected Annual Administration Costs

In addition to the costs listed above, there will be costs attributed to the administration of the District. As shown in Table 4, the District administration costs are estimated to be $40,406 for Fiscal Year 2026-2027. These costs are summarized below.

Table 4: Projected Annual Administration Costs

Item Description	Cost Estimate
City Administration	$30,762
District Administration	$5,282
Printing and Advertising	$700
County Collection	$3,662
Total*	**$40,406**

***Note**: Figures may not sum due to rounding.

A.3 Projected Annual Levy Adjustment

Finally, in addition to the costs listed above, certain levy adjustments will be made to account for any operating reserve credits or required capital collection to the District's reserve fund. As shown in Table 5, an Operating Reserve Credit of $31,245 and Capital Reserve Credit of $850,000 have been applied to offset the required Capital Reserve Collection of $151,863. Therefore, a net total of $729,382 Reserve Fund collection has been applied to the Fiscal Year 2026-2027 assessment.

Table 5: Projected Annual Levy Adjustment

Item Description	Cost Estimate
Capital Reserve Collection	$151,863
Operating Reserve Credit	($31,245)
Capital Reserve Credit	($850,000)
Total	**($729,382)**

***Note**: Figures may not sum due to rounding.

B Annual Cost Indexing

B.1 City/District Administration, Printing, and Advertising

With the passage of Proposition 218, any proposed increase in assessments must be approved by impacted property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment obligation) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an Engineer's Report, balloting, and the public hearing process can potentially

exceed the total amount of the increase. The incidental costs of these proceedings may be added to the assessments, resulting in even higher assessments.

Therefore, indexing assessments annually to the published "San Francisco Consumer Price Index for Urban Consumers" ("SF CPI") allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any other significant changes to the District (e.g., increases in service, modification of the boundary, etc.) would still require Proposition 218 proceedings and, ultimately, property owner approval.

Thus, on each July 1, commencing on July 1, 2007, the maximum authorized unit assessment rates established in these proceedings will be indexed (increased) annually by a factor equal to the published SF CPI from the preceding Fiscal Year.

The most recent data for the increase in the SF CPI is the increase between February 2025 and February 2026 and shows an increase equal to 2.48%. Therefore, on July 1, 2026, the maximum assessment will thus be increased by 2.48%.

Since the maximum assessment is likely sufficient to cover the cost estimates for improvements and other expenses for Fiscal Year 2026-2027, an amount equal to only the total projected costs will be assessed on the property within the District. The assessment levy in future years may be any amount less than or equal to the maximum assessment in that year.

B.2 Collection Fees

The County Auditor/Controller also charges an additional 0.25% of the total amount assessed.

B.3 Reserve Collection/Transfer

The applicable law provides for a District Reserve Fund that provides for the collection of funds to cover District operations between July 1 (beginning of the Fiscal Year) and the date on which the County remits first installment of assessments collected from the property tax bills (typically January or February). Any negative amounts entries for this budget item represent transfers from the Reserve Fund to reduce the assessment in a given fiscal year. A fully funded Reserve enables the District to (i) cover operational expenses incurred in the 6 months of the fiscal year, without any City funds from non-District accounts; and (ii) address any unforeseen or unusual expenditures that may occur during the year.

C Contributions from Other Sources

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred…" In accordance with that provision, it is determined that there will be no general benefit from the Improvements in Fiscal Year 2026-2027, as explained in Section VI of this Report.

D Annual Installments

The entire amount of the net assessment, as shown in Table 6 below, will be assessed in Fiscal Year 2026-2027.

E Net Assessment

Pursuant to the foregoing, Table 6 shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2026-2027.

Table 6: Net Assessment for Fiscal Year 2026-2027 [1]

Item	Total Costs	Special Benefit Allocated	Net Assessment
Maintenance Costs (Direct)			
Detention Basin Maintenance	$4,098	100%	$4,098
Storm Drain Maintenance	$4,682	100%	$4,682
Bryant Canyon Channel	$6,075	100%	$6,075
Street Sweeping	$11,991	100%	$11,991
Engineering Inspection	$1,523	100%	$1,523
Capital Improvement Costs (Direct)			
Crack Seal / Slurry Seal Project [2]	$850,000	100%	$850,000
Administration Costs			
City Administration	$30,762	100%	$30,762
District Administration	$5,282	100%	$5,282
Printing and Advertising	$700	100%	$700
County Collection	$3,662	100%	$3,662
Levy Adjustments			
Capital Reserve Collection	$151,863	100%	$151,863
Operating Reserve Credit	($31,245)	100%	($31,245)
Capital Reserve Credit	($850,000)	100%	($850,000)
Net Assessment	**$189,392**	**N/A**	**$189,392**

Notes:

1. Figures may not sum due to rounding.
2. Funded by the available funds in the capital reserve account.

V ASSESSMENT ROLL

The Assessment Engineer has prepared an Assessment Roll for the District as required by applicable law, based upon the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for Fiscal Year 2026-2027 and shows the Fiscal Year 2026-2027 assessment, assessment number, Assessor's Parcel Number, and land use designation for each parcel.

The Assessment Roll, as provided in **Appendix A**, lists the Assessor's Parcel Numbers within this Assessment District by assessment number. The assessment numbers appearing on the Assessment and the names and addresses of the property owners are as shown on the last equalized assessment roll for taxes or as known to the Assessor of Monterey County.

All parcel information has been provided to DTA by the City Public Works Department, the previous Assessment Engineer, and the County of Monterey.

VI METHOD OF ASSESSMENT

A Background

Pursuant to the 1982 Act, the legislative body establishes and determines the "estimated benefit received" by each parcel from the Improvements.

In addition, Article XIIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

"Special benefit" is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer's Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (2008), Beutz v. County of Riverside (2010), Golden Hills Neighborhood Association v. City of San Diego (2011),* and *Concerned Citizens v. West Point Fire Protection District (2011).*

Methodologically, it is necessary and essential to identify the special benefit that the improvements, facilities, and services will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of DTA as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer's Report for consideration at the public hearing. However, the final authority and action rests with the City Council after hearing all testimony and evidence presented at the public hearing. Upon conclusion of the public hearing, the City Council must make the final action in determining that the assessment has been made in direct proportion to the special benefit received.

In determining the net amount to be assessed upon parcels within the District, Section 22573 of the California Streets and Highways Code states that such amount "may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218 further states that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel," where "special benefit" means "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large." This Section VI describes the methodology used to calculate the net amount to be assessed on each parcel within the District in proportion to the special benefit conferred on each such parcel.

B Benefits of Improvements

The benefits associated with District Improvements are shown in Table 7 below.

Table 7: Benefits from Street/Storm Drain Improvements

Street/Storm Drain Improvements
Alleviation of excess water during periods of rain.
Safe and efficient movement of people and goods within motor vehicles.
Development of parcels in the District contingent on completion of Improvements.

C Categories of Benefit

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred on a parcel," where "Special Benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." It is therefore necessary to establish definitions of General Benefit and Special Benefit as such terms relate to the benefit to be derived from the Improvements.

The Improvements to be maintained and operated in the District were within or in areas in close proximity to properties in the District. As a result, properties in the District will receive 100% of the special benefits of the operation and maintenance of the Improvements. These benefits include enhanced neighborhood health and safety, improved quality of life from drainage, flood control and street improvements, protection of improved property, enhanced comfort, and increased desirability of the immediate surroundings of the residential units within the District. Importantly, because of the location of the improvements within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole. Any such general benefit is so incidental and negligible (less than 1%) that it cannot be calculated for purposes of assessment.

D Allocation of Special Benefit to Parcels

Each fiscal year, the Maximum Assessment Rate per EDU plus the cost-of-living adjustment (CPI) will be determined, and be brought before the City Council for approval prior to the start of the fiscal year. Additionally, improvements within the District will be reviewed to determine the extent of the improvements accepted for maintenance by the City. If it is determined that a portion of the improvements has either not been installed, or is installed but not accepted by the City for maintenance, a credit will be applied to Maximum Assessment rate per EDU. The credit will equal the portion of the annual maintenance costs

associated with any improvements that have not been accepted for maintenance, and will be reflected in the final assessments placed on the County tax rolls for the fiscal year. This process will continue until such time that all improvements are complete and fully accepted by the City for maintenance.

As discussed previously, parcels in the District are the only parcels that derive special benefit from maintenance and operations and as such, must bear the cost of these activities. In accordance with the formation documents for the District, for each fiscal year the development status of parcels within the District will be reviewed to determine whether parcels are developed or vacant as described below. Each parcel within the District will then be assigned to one of the following four (4) categories based on that parcel's development status:

D.1 Developed Accepted

This category includes parcels that have been developed and for which the City has accepted maintenance responsibilities. These parcels will be charged for their proportionate share of Total Direct Maintenance and Administration Expenses, based on each parcel's share of the Maximum Assessment.

D.2 Developed Not Accepted

This category includes parcels that have been or are in the process of being developed and for which the City is not expecting to accept maintenance responsibilities in the upcoming fiscal year. These parcels will be charged for their proportionate share of the Administration Expenses and Storm Drain Maintenance Expenses, based on each parcel's share of the Maximum Assessment.

D.3 No Development

This category includes parcels that have not been developed and the City is not expecting to accept maintenance responsibilities for the upcoming fiscal year. These parcels will be charged for their proportionate share of the Total Administration Expenses based on each parcel's share of the Maximum Assessment.

D.4 Pending Annexation

This category includes parcels that are within the boundaries of the District but have not been annexed into the City. These parcels will not be charged for any expenses.

Importantly, Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. As a result, the following property will be considered exempt from the assessment: areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and right-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

Each parcel in the District is assigned a weighting factor known as an Equivalent Dwelling Unit ("EDU"). The following shows the EDU factors for each property type in the District:

Developed, Single-Family Residential = 1.0 EDU per Parcel

Developed, Multi-Family Residential = 1.0 EDU per Unit

Vacant Land, Future Residential = 0.3 EDU per Acre

E Amount of Assessment

Pursuant to the foregoing, Table 8 below shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2026-2027.

Table 8: Fiscal Year 2026-2027 Assessment Rates in the District

Assessment Per EDU Fiscal Year 2025-2026	Assessment Per EDU Fiscal Year 2026-2027	Max Assessment Per EDU Fiscal Year 2026-2027
$288.72	$295.88	$295.88

Table 9: Fiscal Year 2026-2027 Cost Estimate

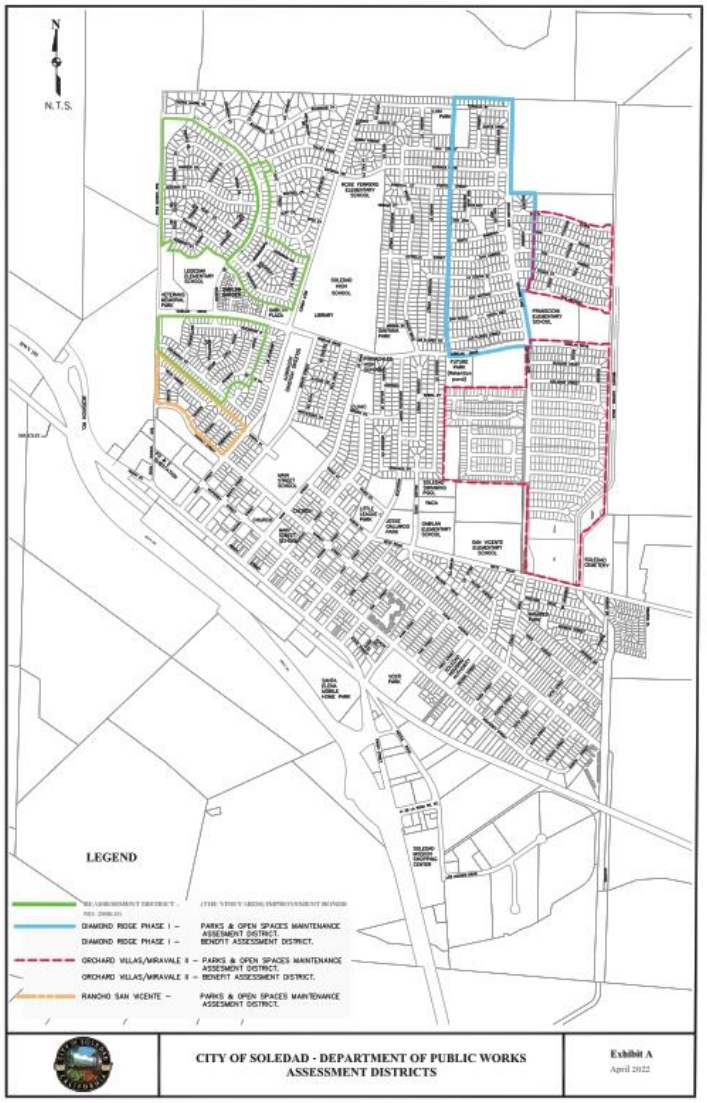
Description	Total Amount ($)	Special Benefit Apportioned to District	Fiscal Year 2026-2027 Total Budget (Amount Funded to District)
(A) Annual Maintenance (Direct Costs)			
Operating Expenses			
Detention Basin Maintenance	$4,098	100%	$4,098
Storm Drain Maintenance	$4,682	100%	$4,682
Bryant Canyon Channel	$6,075	100%	$6,075
Street Sweeping	$11,991	100%	$11,991
Engineering Inspection	$1,523	100%	$1,523
(B) Capital Improvements			
Crack Seal/Slurry Seal Project	$850,000	100%	$850,000
(C) Administration			
City Administration	$30,762	100%	$30,762
District Administration	$5,282	100%	$5,282
Printing & Advertising	$700	100%	$700
County Collection	$3,662	100%	$3,662
Subtotal (A+B+C)	**$918,774**	**N/A**	**$918,774**
(D) Levy Adjustments			
Capital Reserve Collection			$151,863
Operating Reserve Transfer In/(Out)			($31,245)
Capital Reserve Transfer Out			($850,000)
Balance to Levy (A+B+C+D)	**N/A**	**N/A**	**$189,392**
(E) District Assessment			
Total EDUs Count	640.10		
Total Parcels Count	665		
Total Parcels Levied	665		
FY 2026-2027 Calculated Assessment per EBU	**$295.88**		
FY 2026-2027 Maximum Assessment per EBU	**$295.88**		
FY 2026-2027 Maximum Levy	**$189,392**		
(F) Fund Balance Information			
Beginning Fund Balance FY 2026-2027	**$1,051,752**		
Reserve Fund Adjustments	**($729,382)**		
Anticipated Ending Balance FY 2026-2027	**$322,371**		

VII ASSESSMENT DIAGRAM AND BOUNDARY MAP

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1982 Act and is on file in the Office of the City Clerk.

The parcels within the District generally consist of the lots, parcels, and subdivisions of land found within the following District Diagram and are based on the Monterey County Assessor's Maps and the Monterey County Assessor's information that existed at the time this Report was prepared.

Figure 1: District Diagram



VIII TERMINATION OF DISTRICT/LIMITATIONS OF REPORT

A Termination of District

Assessments associated with the District will be levied each Fiscal Year until the District is dissolved by the City Council.

B Limitations of Report

The conclusions, calculations, and recommendations in this Report rely on the substantial data and information provided to DTA at the time of the writing of the Report by the following parties:

1. City of Soledad, specifically the Public Works Department;
2. The previous Assessment Engineer; and
3. The County of Monterey.

APPENDIX A

City of Soledad
Orchard Villas/Miravale II
Benefit Assessment District No. 2
Fiscal Year 2026-2027

ASSESSMENT ROLL

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022521001000	54005	1.00	$295.88
022521002000	54005	1.00	$295.88
022521003000	54005	1.00	$295.88
022521004000	54005	1.00	$295.88
022521005000	54005	1.00	$295.88
022521006000	54005	1.00	$295.88
022521007000	54005	1.00	$295.88
022521008000	54005	1.00	$295.88
022521009000	54005	1.00	$295.88
022521010000	54005	1.00	$295.88
022521011000	54005	1.00	$295.88
022521012000	54005	1.00	$295.88
022521013000	54005	1.00	$295.88
022521014000	54005	1.00	$295.88
022521015000	54005	1.00	$295.88
022521016000	54005	1.00	$295.88
022521017000	54005	1.00	$295.88
022521018000	54005	1.00	$295.88
022521019000	54005	1.00	$295.88
022521020000	54005	1.00	$295.88
022521021000	54005	1.00	$295.88
022521022000	54005	1.00	$295.88
022521023000	54005	1.00	$295.88
022521024000	54005	1.00	$295.88
022521025000	54005	1.00	$295.88
022521026000	54005	1.00	$295.88
022521027000	54005	1.00	$295.88
022521028000	54005	1.00	$295.88
022521029000	54005	1.00	$295.88
022521030000	54005	1.00	$295.88
022521031000	54005	1.00	$295.88
022521032000	54005	1.00	$295.88
022521033000	54005	1.00	$295.88
022521034000	54005	1.00	$295.88
022521035000	54005	1.00	$295.88
022521036000	54005	1.00	$295.88
022521037000	54005	1.00	$295.88
022521038000	54005	1.00	$295.88
022521039000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022521040000	54005	1.00	$295.88
022521041000	54005	1.00	$295.88
022521042000	54005	1.00	$295.88
022521043000	54005	1.00	$295.88
022521044000	54005	1.00	$295.88
022521045000	54005	1.00	$295.88
022521046000	54005	1.00	$295.88
022521047000	54005	1.00	$295.88
022521048000	54005	1.00	$295.88
022521049000	54005	1.00	$295.88
022521050000	54005	1.00	$295.88
022521051000	54005	1.00	$295.88
022521052000	54005	1.00	$295.88
022521053000	54005	1.00	$295.88
022521054000	54005	1.00	$295.88
022521055000	54005	1.00	$295.88
022521056000	54005	1.00	$295.88
022521057000	54005	1.00	$295.88
022521058000	54005	1.00	$295.88
022521059000	54005	1.00	$295.88
022521060000	54005	1.00	$295.88
022521061000	54005	1.00	$295.88
022521062000	54005	1.00	$295.88
022521063000	54005	1.00	$295.88
022521064000	54005	1.00	$295.88
022521065000	54005	1.00	$295.88
022521066000	54005	1.00	$295.88
022521067000	54005	1.00	$295.88
022521068000	54005	1.00	$295.88
022521069000	54005	1.00	$295.88
022521070000	54005	1.00	$295.88
022521071000	54005	1.00	$295.88
022521072000	54005	1.00	$295.88
022521073000	54005	1.00	$295.88
022521074000	54005	1.00	$295.88
022521075000	54005	1.00	$295.88
022521076000	54005	1.00	$295.88
022521077000	54005	1.00	$295.88
022521078000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022521079000	54005	1.00	$295.88
022521080000	54005	1.00	$295.88
022521081000	54005	1.00	$295.88
022521082000	54005	1.00	$295.88
022521083000	54005	1.00	$295.88
022521084000	54005	1.00	$295.88
022521085000	54005	1.00	$295.88
022521086000	54005	1.00	$295.88
022521087000	54005	1.00	$295.88
022521088000	54005	1.00	$295.88
022521091000	54005	1.00	$295.88
022521092000	54005	1.00	$295.88
022522001000	54005	1.00	$295.88
022522002000	54005	1.00	$295.88
022522003000	54005	1.00	$295.88
022522004000	54005	1.00	$295.88
022522005000	54005	1.00	$295.88
022522006000	54005	1.00	$295.88
022522007000	54005	1.00	$295.88
022522008000	54005	1.00	$295.88
022522009000	54005	1.00	$295.88
022522010000	54005	1.00	$295.88
022522011000	54005	1.00	$295.88
022522012000	54005	1.00	$295.88
022522013000	54005	1.00	$295.88
022522014000	54005	1.00	$295.88
022522015000	54005	1.00	$295.88
022522016000	54005	1.00	$295.88
022522017000	54005	1.00	$295.88
022522018000	54005	0.06	$17.46
022522019000	54005	1.00	$295.88
022522020000	54005	1.00	$295.88
022522021000	54005	1.00	$295.88
022522022000	54005	1.00	$295.88
022522023000	54005	1.00	$295.88
022522024000	54005	1.00	$295.88
022522025000	54005	0.06	$17.46
022522026000	54005	1.00	$295.88
022522027000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022522028000	54005	0.06	$17.46
022522029000	54005	1.00	$295.88
022522030000	54005	1.00	$295.88
022522031000	54005	1.00	$295.88
022522032000	54005	1.00	$295.88
022522033000	54005	1.00	$295.88
022522034000	54005	1.00	$295.88
022522035000	54005	0.06	$17.46
022522037000	54005	1.22	$359.48
022522038000	54005	1.73	$512.16
022522039000	54005	0.06	$17.46
022515001000	54005	1.00	$295.88
022515002000	54005	1.00	$295.88
022515003000	54005	1.00	$295.88
022515004000	54005	1.00	$295.88
022515005000	54005	1.00	$295.88
022515006000	54005	1.00	$295.88
022515007000	54005	1.00	$295.88
022515008000	54005	1.00	$295.88
022515009000	54005	1.00	$295.88
022515010000	54005	1.00	$295.88
022515011000	54005	1.00	$295.88
022515012000	54005	1.00	$295.88
022515013000	54005	1.00	$295.88
022515014000	54005	1.00	$295.88
022515015000	54005	1.00	$295.88
022515016000	54005	1.00	$295.88
022515017000	54005	1.00	$295.88
022515018000	54005	1.00	$295.88
022515019000	54005	1.00	$295.88
022515020000	54005	1.00	$295.88
022515021000	54005	1.00	$295.88
022515022000	54005	1.00	$295.88
022515023000	54005	1.00	$295.88
022515024000	54005	1.00	$295.88
022515025000	54005	1.00	$295.88
022515026000	54005	1.00	$295.88
022515027000	54005	1.00	$295.88
022515028000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022515029000	54005	1.00	$295.88
022515030000	54005	1.00	$295.88
022515031000	54005	1.00	$295.88
022515032000	54005	1.00	$295.88
022515033000	54005	1.00	$295.88
022515034000	54005	1.00	$295.88
022515035000	54005	1.00	$295.88
022515036000	54005	1.00	$295.88
022515037000	54005	1.00	$295.88
022516001000	54005	1.00	$295.88
022516002000	54005	1.00	$295.88
022516003000	54005	1.00	$295.88
022516004000	54005	1.00	$295.88
022516005000	54005	1.00	$295.88
022516006000	54005	1.00	$295.88
022516007000	54005	1.00	$295.88
022516008000	54005	1.00	$295.88
022516009000	54005	1.00	$295.88
022516010000	54005	1.00	$295.88
022516011000	54005	1.00	$295.88
022516012000	54005	1.00	$295.88
022516013000	54005	1.00	$295.88
022516014000	54005	1.00	$295.88
022516015000	54005	1.00	$295.88
022516016000	54005	1.00	$295.88
022516017000	54005	1.00	$295.88
022516018000	54005	1.00	$295.88
022516019000	54005	1.00	$295.88
022516020000	54005	1.00	$295.88
022516021000	54005	1.00	$295.88
022516022000	54005	1.00	$295.88
022516023000	54005	1.00	$295.88
022516024000	54005	1.00	$295.88
022516025000	54005	1.00	$295.88
022516026000	54005	1.00	$295.88
022516027000	54005	1.00	$295.88
022516028000	54005	1.00	$295.88
022516029000	54005	1.00	$295.88
022516030000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022516031000	54005	1.00	$295.88
022516032000	54005	1.00	$295.88
022516033000	54005	1.00	$295.88
022516034000	54005	1.00	$295.88
022516035000	54005	1.00	$295.88
022516036000	54005	1.00	$295.88
022516037000	54005	1.00	$295.88
022516038000	54005	1.00	$295.88
022516039000	54005	1.00	$295.88
022516040000	54005	1.00	$295.88
022516041000	54005	1.00	$295.88
022516042000	54005	1.00	$295.88
022516043000	54005	1.00	$295.88
022516044000	54005	1.00	$295.88
022516045000	54005	1.00	$295.88
022516046000	54005	1.00	$295.88
022516047000	54005	1.00	$295.88
022516048000	54005	1.00	$295.88
022516049000	54005	1.00	$295.88
022516050000	54005	1.00	$295.88
022516051000	54005	1.00	$295.88
022516052000	54005	1.00	$295.88
022516053000	54005	1.00	$295.88
022516054000	54005	1.00	$295.88
022516055000	54005	1.00	$295.88
022516056000	54005	1.00	$295.88
022516057000	54005	1.00	$295.88
022516058000	54005	1.00	$295.88
022516059000	54005	1.00	$295.88
022516060000	54005	1.00	$295.88
022516061000	54005	1.00	$295.88
022516062000	54005	1.00	$295.88
022516063000	54005	1.00	$295.88
022516064000	54005	1.00	$295.88
022516065000	54005	1.00	$295.88
022516066000	54005	1.00	$295.88
022516067000	54005	1.00	$295.88
022516068000	54005	1.00	$295.88
022516069000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022516070000	54005	1.00	$295.88
022516071000	54005	1.00	$295.88
022516072000	54005	1.00	$295.88
022516073000	54005	1.00	$295.88
022517001000	54005	1.00	$295.88
022517002000	54005	1.00	$295.88
022517003000	54005	1.00	$295.88
022517004000	54005	1.00	$295.88
022517005000	54005	1.00	$295.88
022517006000	54005	1.00	$295.88
022517007000	54005	1.00	$295.88
022517008000	54005	1.00	$295.88
022517009000	54005	1.00	$295.88
022517010000	54005	1.00	$295.88
022517011000	54005	1.00	$295.88
022517012000	54005	1.00	$295.88
022517013000	54005	1.00	$295.88
022517014000	54005	1.00	$295.88
022517015000	54005	1.00	$295.88
022517016000	54005	1.00	$295.88
022517017000	54005	1.00	$295.88
022517018000	54005	1.00	$295.88
022517019000	54005	1.00	$295.88
022517020000	54005	1.00	$295.88
022517021000	54005	1.00	$295.88
022517022000	54005	1.00	$295.88
022517023000	54005	1.00	$295.88
022517024000	54005	1.00	$295.88
022517025000	54005	1.00	$295.88
022517026000	54005	1.00	$295.88
022517027000	54005	1.00	$295.88
022517028000	54005	1.00	$295.88
022517029000	54005	1.00	$295.88
022517030000	54005	1.00	$295.88
022517031000	54005	1.00	$295.88
022517032000	54005	1.00	$295.88
022517033000	54005	1.00	$295.88
022517034000	54005	1.00	$295.88
022517035000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022517036000	54005	1.00	$295.88
022517037000	54005	1.00	$295.88
022517038000	54005	1.00	$295.88
022517039000	54005	1.00	$295.88
022517040000	54005	1.00	$295.88
022517041000	54005	1.00	$295.88
022517042000	54005	1.00	$295.88
022517043000	54005	1.00	$295.88
022517044000	54005	1.00	$295.88
022517045000	54005	1.00	$295.88
022517046000	54005	1.00	$295.88
022517047000	54005	1.00	$295.88
022517048000	54005	1.00	$295.88
022517049000	54005	1.00	$295.88
022517050000	54005	1.00	$295.88
022517051000	54005	1.00	$295.88
022517052000	54005	1.00	$295.88
022517053000	54005	1.00	$295.88
022517054000	54005	1.00	$295.88
022517055000	54005	1.00	$295.88
022517056000	54005	1.00	$295.88
022517057000	54005	1.00	$295.88
022517058000	54005	1.00	$295.88
022517059000	54005	1.00	$295.88
022517060000	54005	1.00	$295.88
022517061000	54005	1.00	$295.88
022517062000	54005	1.00	$295.88
022517063000	54005	1.00	$295.88
022517064000	54005	1.00	$295.88
022517065000	54005	1.00	$295.88
022517066000	54005	1.00	$295.88
022517067000	54005	1.00	$295.88
022517068000	54005	1.00	$295.88
022517069000	54005	1.00	$295.88
022517070000	54005	1.00	$295.88
022517071000	54005	1.00	$295.88
022517072000	54005	1.00	$295.88
022517073000	54005	1.00	$295.88
022517074000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022517075000	54005	1.00	$295.88
022517076000	54005	1.00	$295.88
022517077000	54005	1.00	$295.88
022517078000	54005	1.00	$295.88
022517079000	54005	1.00	$295.88
022517080000	54005	1.00	$295.88
022517081000	54005	1.00	$295.88
022517082000	54005	1.00	$295.88
022517083000	54005	1.00	$295.88
022517084000	54005	1.00	$295.88
022517085000	54005	1.00	$295.88
022517086000	54005	1.00	$295.88
022517087000	54005	1.00	$295.88
022517088000	54005	1.00	$295.88
022517089000	54005	1.00	$295.88
022517090000	54005	1.00	$295.88
022517091000	54005	1.00	$295.88
022517092000	54005	1.00	$295.88
022518001000	54005	0.03	$10.18
022518002000	54005	1.00	$295.88
022518003000	54005	1.00	$295.88
022518004000	54005	1.00	$295.88
022518005000	54005	1.00	$295.88
022518006000	54005	1.00	$295.88
022518007000	54005	1.00	$295.88
022518008000	54005	0.05	$16.16
022518009000	54005	0.04	$11.08
022518010000	54005	0.03	$10.24
022518011000	54005	1.00	$295.88
022518012000	54005	1.00	$295.88
022518013000	54005	1.00	$295.88
022518014000	54005	1.00	$295.88
022518015000	54005	1.00	$295.88
022518016000	54005	1.00	$295.88
022518017000	54005	1.00	$295.88
022518018000	54005	1.00	$295.88
022518019000	54005	1.00	$295.88
022518020000	54005	1.00	$295.88
022518021000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022518022000	54005	1.00	$295.88
022518023000	54005	1.00	$295.88
022518024000	54005	1.00	$295.88
022518025000	54005	1.00	$295.88
022518026000	54005	1.00	$295.88
022518027000	54005	1.00	$295.88
022518028000	54005	1.00	$295.88
022518029000	54005	1.00	$295.88
022518030000	54005	1.00	$295.88
022518031000	54005	1.00	$295.88
022518032000	54005	1.00	$295.88
022518033000	54005	1.00	$295.88
022518034000	54005	1.00	$295.88
022518035000	54005	0.04	$11.86
022518036000	54005	1.00	$295.88
022518037000	54005	1.00	$295.88
022518038000	54005	1.00	$295.88
022518039000	54005	1.00	$295.88
022518040000	54005	1.00	$295.88
022518041000	54005	1.00	$295.88
022518042000	54005	1.00	$295.88
022518043000	54005	1.00	$295.88
022518044000	54005	1.00	$295.88
022518045000	54005	1.00	$295.88
022518046000	54005	1.00	$295.88
022518047000	54005	1.00	$295.88
022518048000	54005	1.00	$295.88
022518049000	54005	1.00	$295.88
022518050000	54005	1.00	$295.88
022518051000	54005	1.00	$295.88
022518052000	54005	1.00	$295.88
022518053000	54005	1.00	$295.88
022518054000	54005	1.00	$295.88
022518055000	54005	1.00	$295.88
022518056000	54005	1.00	$295.88
022518057000	54005	1.00	$295.88
022518058000	54005	1.00	$295.88
022518059000	54005	1.00	$295.88
022518060000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022518061000	54005	1.00	$295.88
022518062000	54005	1.00	$295.88
022518063000	54005	1.00	$295.88
022518064000	54005	1.00	$295.88
022518065000	54005	1.00	$295.88
022518066000	54005	1.00	$295.88
022518067000	54005	1.00	$295.88
022518068000	54005	1.00	$295.88
022518069000	54005	1.00	$295.88
022518070000	54005	1.00	$295.88
022518071000	54005	1.00	$295.88
022441018000	54005	0.20	$57.70
022511010000	54005	1.00	$295.88
022511011000	54005	1.00	$295.88
022511012000	54005	1.00	$295.88
022511013000	54005	1.00	$295.88
022511014000	54005	1.00	$295.88
022511015000	54005	1.00	$295.88
022511016000	54005	1.00	$295.88
022511017000	54005	1.00	$295.88
022511018000	54005	1.00	$295.88
022511019000	54005	1.00	$295.88
022511026000	54005	1.00	$295.88
022511027000	54005	1.00	$295.88
022511028000	54005	1.00	$295.88
022511029000	54005	1.00	$295.88
022511030000	54005	1.00	$295.88
022511031000	54005	1.00	$295.88
022511032000	54005	1.00	$295.88
022511033000	54005	1.00	$295.88
022511034000	54005	1.00	$295.88
022511035000	54005	1.00	$295.88
022511036000	54005	1.00	$295.88
022511037000	54005	1.00	$295.88
022511038000	54005	1.00	$295.88
022511039000	54005	1.00	$295.88
022511042000	54005	1.00	$295.88
022511043000	54005	1.00	$295.88
022511044000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022511045000	54005	1.00	$295.88
022511046000	54005	1.00	$295.88
022511047000	54005	1.00	$295.88
022511048000	54005	1.00	$295.88
022511049000	54005	1.00	$295.88
022511050000	54005	1.00	$295.88
022511051000	54005	1.00	$295.88
022511052000	54005	1.00	$295.88
022511053000	54005	1.00	$295.88
022511054000	54005	1.00	$295.88
022511055000	54005	1.00	$295.88
022511056000	54005	1.00	$295.88
022511057000	54005	1.00	$295.88
022511058000	54005	1.00	$295.88
022511059000	54005	1.00	$295.88
022511060000	54005	1.00	$295.88
022511061000	54005	1.00	$295.88
022511062000	54005	1.00	$295.88
022511063000	54005	1.00	$295.88
022511064000	54005	1.00	$295.88
022511065000	54005	1.00	$295.88
022511066000	54005	1.00	$295.88
022511067000	54005	1.00	$295.88
022511068000	54005	1.00	$295.88
022511069000	54005	1.00	$295.88
022511070000	54005	1.00	$295.88
022511071000	54005	1.00	$295.88
022511072000	54005	1.00	$295.88
022511073000	54005	1.00	$295.88
022511074000	54005	1.00	$295.88
022511075000	54005	1.00	$295.88
022511076000	54005	1.00	$295.88
022511077000	54005	1.00	$295.88
022511078000	54005	1.00	$295.88
022511079000	54005	1.00	$295.88
022511080000	54005	1.00	$295.88
022511081000	54005	1.00	$295.88
022512066000	54005	1.00	$295.88
022513004000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022513005000	54005	1.00	$295.88
022513006000	54005	1.00	$295.88
022513007000	54005	1.00	$295.88
022513008000	54005	1.00	$295.88
022514001000	54005	1.00	$295.88
022514026000	54005	1.00	$295.88
022514027000	54005	1.00	$295.88
022514028000	54005	1.00	$295.88
022514058000	54005	1.00	$295.88
022514059000	54005	1.00	$295.88
022514060000	54005	1.00	$295.88
022514061000	54005	1.00	$295.88
022514062000	54005	1.00	$295.88
022514063000	54005	1.00	$295.88
022514064000	54005	1.00	$295.88
022514065000	54005	1.00	$295.88
022514066000	54005	1.00	$295.88
022514067000	54005	1.00	$295.88
022514068000	54005	1.00	$295.88
022514069000	54005	1.00	$295.88
022512037000	54005	1.00	$295.88
022512036000	54005	1.00	$295.88
022512038000	54005	1.00	$295.88
022512039000	54005	1.00	$295.88
022511001000	54005	1.00	$295.88
022511002000	54005	1.00	$295.88
022513017000	54005	1.00	$295.88
022513001000	54005	1.00	$295.88
022513002000	54005	1.00	$295.88
022513003000	54005	1.00	$295.88
022513009000	54005	1.00	$295.88
022513010000	54005	1.00	$295.88
022513011000	54005	1.00	$295.88
022513012000	54005	1.00	$295.88
022513013000	54005	1.00	$295.88
022513014000	54005	1.00	$295.88
022513015000	54005	1.00	$295.88
022513016000	54005	1.00	$295.88
022514018000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022512035000	54005	1.00	$295.88
022514017000	54005	1.00	$295.88
022511004000	54005	1.00	$295.88
022511008000	54005	1.00	$295.88
022511009000	54005	1.00	$295.88
022511082000	54005	1.00	$295.88
022511083000	54005	1.00	$295.88
022511084000	54005	1.00	$295.88
022512001000	54005	1.00	$295.88
022512008000	54005	1.00	$295.88
022512009000	54005	1.00	$295.88
022512010000	54005	1.00	$295.88
022512011000	54005	1.00	$295.88
022512012000	54005	1.00	$295.88
022512013000	54005	1.00	$295.88
022512014000	54005	1.00	$295.88
022512015000	54005	1.00	$295.88
022512016000	54005	1.00	$295.88
022512017000	54005	1.00	$295.88
022512018000	54005	1.00	$295.88
022512019000	54005	1.00	$295.88
022512024000	54005	1.00	$295.88
022512025000	54005	1.00	$295.88
022512026000	54005	1.00	$295.88
022512027000	54005	1.00	$295.88
022512028000	54005	1.00	$295.88
022512029000	54005	1.00	$295.88
022512030000	54005	1.00	$295.88
022512031000	54005	1.00	$295.88
022512032000	54005	1.00	$295.88
022512033000	54005	1.00	$295.88
022512034000	54005	1.00	$295.88
022512040000	54005	1.00	$295.88
022512041000	54005	1.00	$295.88
022512042000	54005	1.00	$295.88
022512043000	54005	1.00	$295.88
022512044000	54005	1.00	$295.88
022512045000	54005	1.00	$295.88
022512046000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022512047000	54005	1.00	$295.88
022512048000	54005	1.00	$295.88
022512049000	54005	1.00	$295.88
022512050000	54005	1.00	$295.88
022512051000	54005	1.00	$295.88
022512052000	54005	1.00	$295.88
022512053000	54005	1.00	$295.88
022512054000	54005	1.00	$295.88
022512055000	54005	1.00	$295.88
022512056000	54005	1.00	$295.88
022512057000	54005	1.00	$295.88
022512058000	54005	1.00	$295.88
022512059000	54005	1.00	$295.88
022512060000	54005	1.00	$295.88
022512061000	54005	1.00	$295.88
022512062000	54005	1.00	$295.88
022512063000	54005	1.00	$295.88
022512064000	54005	1.00	$295.88
022512065000	54005	1.00	$295.88
022512067000	54005	1.00	$295.88
022512068000	54005	1.00	$295.88
022512069000	54005	1.00	$295.88
022512070000	54005	1.00	$295.88
022512071000	54005	1.00	$295.88
022512072000	54005	1.00	$295.88
022512073000	54005	1.00	$295.88
022511003000	54005	1.00	$295.88
022514002000	54005	1.00	$295.88
022514003000	54005	1.00	$295.88
022514004000	54005	1.00	$295.88
022514005000	54005	1.00	$295.88
022514006000	54005	1.00	$295.88
022514007000	54005	1.00	$295.88
022514008000	54005	1.00	$295.88
022514009000	54005	1.00	$295.88
022514010000	54005	1.00	$295.88
022514011000	54005	1.00	$295.88
022514012000	54005	1.00	$295.88
022514013000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022514014000	54005	1.00	$295.88
022514015000	54005	1.00	$295.88
022514016000	54005	1.00	$295.88
022514019000	54005	1.00	$295.88
022514020000	54005	1.00	$295.88
022514021000	54005	1.00	$295.88
022514022000	54005	1.00	$295.88
022514023000	54005	1.00	$295.88
022514024000	54005	1.00	$295.88
022514025000	54005	1.00	$295.88
022514029000	54005	1.00	$295.88
022514030000	54005	1.00	$295.88
022514031000	54005	1.00	$295.88
022514032000	54005	1.00	$295.88
022514033000	54005	1.00	$295.88
022514034000	54005	1.00	$295.88
022514035000	54005	1.00	$295.88
022514036000	54005	1.00	$295.88
022514037000	54005	1.00	$295.88
022514038000	54005	1.00	$295.88
022514039000	54005	1.00	$295.88
022514040000	54005	1.00	$295.88
022514041000	54005	1.00	$295.88
022514042000	54005	1.00	$295.88
022514043000	54005	1.00	$295.88
022514044000	54005	1.00	$295.88
022514045000	54005	1.00	$295.88
022514046000	54005	1.00	$295.88
022514047000	54005	1.00	$295.88
022514048000	54005	1.00	$295.88
022514049000	54005	1.00	$295.88
022514050000	54005	1.00	$295.88
022514051000	54005	1.00	$295.88
022514052000	54005	1.00	$295.88
022514053000	54005	1.00	$295.88
022514054000	54005	1.00	$295.88
022514055000	54005	1.00	$295.88
022514056000	54005	1.00	$295.88
022514057000	54005	1.00	$295.88

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022514070000	54005	1.00	$295.88
022514071000	54005	1.00	$295.88
022514072000	54005	1.00	$295.88
022514073000	54005	1.00	$295.88
022512074000	54005	1.00	$295.88
022512075000	54005	1.00	$295.88
022512076000	54005	1.00	$295.88
022512077000	54005	1.00	$295.88
022512078000	54005	1.00	$295.88
022512079000	54005	1.00	$295.88
022512080000	54005	1.00	$295.88
022512081000	54005	1.00	$295.88
022512082000	54005	1.00	$295.88
022512083000	54005	1.00	$295.88
022283001000	54005	1.00	$295.88
022283002000	54005	0.03	$8.88
022283003000	54005	0.03	$8.88
022283004000	54005	0.03	$8.88
022283005000	54005	1.00	$295.88
022283006000	54005	1.00	$295.88
022283007000	54005	1.00	$295.88
022283008000	54005	0.03	$8.88
022283009000	54005	1.00	$295.88
022283010000	54005	0.03	$8.96
022283011000	54005	0.03	$7.72
022283012000	54005	1.00	$295.88
022283013000	54005	1.00	$295.88
022283014000	54005	0.03	$8.08
022283015000	54005	0.03	$8.08
022283016000	54005	0.03	$8.08
022283017000	54005	0.03	$8.08
022283018000	54005	0.03	$8.08
022283019000	54005	0.03	$8.08
022283020000	54005	0.03	$8.08
022283021000	54005	1.00	$295.88
022283022000	54005	1.00	$295.88
022283023000	54005	1.00	$295.88
022283024000	54005	0.03	$8.08
022283025000	54005	0.03	$9.84

City of Soledad
Benefit Assessment District No. 2
Orchard Villas/Miravale II

APN	Tax Code	EDU	FY 2026-27 Levy Amount
022283026000	54005	1.00	$295.88
022283027000	54005	0.03	$9.76

dta

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RESOLUTION NO. 6386

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RANCHO SAN VICENTE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2026/2027

The City Council of the City of Soledad (hereinafter referred to as the "City") does resolve as follows:

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District (hereafter referred to as the "District") for the fiscal year commencing July 1, 2026 and ending June 30, 2027 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, DTA has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, this City and DTA have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF SOLEDAD FOR THE RANCHO SAN VICENTE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and,

ii) the District includes all of the lands so benefited; and,

iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services. This Fiscal Year assessment for the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District is $865.58 per parcel.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed and approved by the City Council.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for landscape maintenance easement areas including open space areas, parkways, and slopes within the boundaries of the District, including, but not limited to trees, shrubs, turf and other ornamental vegetation, drainage and irrigation systems, stitch piers; park maintenance and repairs, and sound wall maintenance repairs; and other appurtenant facilities. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Monterey shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Finance Director shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as the "Improvement Fund, City of Soledad, Rancho San Vicente Parks and Open Spaces Maintenance Assessment District and such monies shall be expended only for the maintenance, operation, and servicing improvements and facilities as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the fiscal year commencing July 1, 2026 and ending June 30, 2027.

Section 8 The City Clerk or their designate is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

PASSED, APPROVED and **ADOPTED** this 17th day of June, 2026 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____

ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____

MEGAN HUNTER, City Manager

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FINAL ENGINEER'S REPORT

RANCHO SAN VICENTE PARKS AND OPEN SPACES

MAINTENANCE ASSESSMENT DISTRICT

FUND #647

CITY OF SOLEDAD | COUNTY OF MONTEREY

Beginning Fiscal Year: 2026-2027

Intent Meeting: May 20, 2026

Public Hearing: June 17, 2026

Public Finance
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APPENDICES

APPENDIX A ASSESSMENT ROLL

I AFFIDAVIT AND CERTIFICATES

CITY OF SOLEDAD RANCHO SAN VICENTE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT

This Engineer's Report ("Report") and the enclosed descriptions, budget, and assessment diagram outlines the District and includes the proposed assessments for each lot, parcel, and subdivision of land within said District to be levied for Fiscal Year 2026-2027 as they existed at the time of the passage of the Resolution of Intention.

Reference is hereby made to the Monterey County Assessor's Maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated this _____ day of _____, 2026.

DTA Public Finance, Inc.
Assessment Engineer
On Behalf of the City of Soledad

By: _____
Kuda Wekwete
Project Manager

By: _____
Stephen A. Runk, P.E.
License Number: C23473

CITY OF SOLEDAD RANCHO SAN VICENTE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2026.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Soledad, California, on the _____ day of _____, 2026.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

II ENGINEER'S REPORT

WHEREAS, the City Council of the City of Soledad ("City"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act"), adopted its resolution ("Resolution") initiating proceedings for the levy of Fiscal Year 2026-2027 assessments against properties in the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District (the "District") to fund maintenance and operation of park, landscape, and street light improvements that have been determined to specially benefit the District ("Improvements").

WHEREAS, the Resolution directs the Assessment Engineer to prepare and file a report ("Engineer's Report" or "Report") pursuant to the 1972 Act and Article XIIID of the California Constitution ("Proposition 218").

This Report includes the following sections:

- **Plans and Specifications** – Plans and specifications for services to be provided. Plans and specifications are a part of this Report whether or not separately bound.
- **Cost Estimate** – An estimate of the annual cost of services to be provided. Also included, are administrative and incidental costs that include maintenance, reserve, repairs, and rehabilitation expenses.
- **Assessment Roll** – An assessment roll, showing the amount to be assessed against each parcel of real property within this District and the names and addresses of the property owners. An Assessor's Parcel number or other designation describes each parcel. Each parcel is also assigned an "assessment number" that links the Assessment Roll to the Assessment Diagram.
- **Method of Assessment** – A statement of the method by which the Assessment Engineer determined the amount to be assessed against each parcel, based on special benefits to be derived by each parcel from the Improvements.
- **Assessment Diagram** – A diagram showing all of the parcels of real property to be assessed within this District. The diagram corresponds with the Assessment Roll by assessment number.
- **Termination of District/Limitations of Report** – A statement as to the duration of the District and the accuracy of the data and information necessary for the development of this annual Report.

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for the District, by virtue of the power vested under the 1972 Act and the order of the City, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the Improvements, including the incidental costs and expenses, to be paid by the District.

The net assessment in Fiscal Year 2026-2027 is summarized in Table 1.

Table 1: Net Assessment for Fiscal Year 2026-2027

Item	Amount
Maintenance Costs	$90,567
Administration Costs	$38,502
Levy Adjustments (Reserve Fund Credit)	($12,546)
Net Assessment*	**$116,524**

***Note**: Figures may not sum due to rounding.

DTA does hereby assess the net amount to be assessed upon all assessable lots or parcels of land within the District by apportioning the amount allocable among the several lots or parcels of each in proportion to the estimated special benefits to be received by each such lot or parcel from the Improvements, as more particularly set forth in the list attached as Appendix A ("Assessment Roll") and by this reference made as part of this Engineer's Report. The District diagram appearing herein is a representation of the assessment diagram that was approved by resolution of the City Council. Reference is hereby made to the Assessor's Maps of the County of Monterey for Fiscal Year 2026-2027 for a more particular description of the properties within the District. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the County of Monterey Assessment Roll.

DTA Public Finance, Inc.

_____ _____

Kuda Wekwete
Project Manager

Date

_____ _____

Stephen A. Runk, P.E.
License Number: C23473

Date

III PLANS AND SPECIFICATIONS

The plans, specifications, and studies of the Improvements for this District are voluminous and will not be bound in this Report, but by this reference are incorporated as if attached to this Report. The plans and specifications are on file with the City of Soledad and/or the County of Monterey, California.

A Description of the District

The District is generally bounded by existing Vista Soledad Phases I and II to the northeast, by San Vicente Townhomes to the southwest, West Street to the southeast, and San Vicente Road to the northwest. A District diagram incorporated herein under Section VII of this Report outlines the boundaries of the District. This diagram incorporates all lots, parcels, and subdivisions of land within the District as the same existed at the time this Report was prepared, a complete listing of which is provided in **Appendix A** of this Report.

B District Improvements, Facilities, and Services

The following descriptions, provided in the formation documents of the District, identify the types of improvements that will be maintained by the District. Detailed maps and descriptions of these improvements are on file with the City and are available for inspection in the office of the City Engineer and have been incorporated into this Report by reference.

B.1 Street Light, Landscape, and Irrigation Improvements

The maintenance and operation of the improvements located on landscaped strips (of land adjacent to curbs of the streets identified below within the District) includes the following: jogging paths, planter walls, grass berms, and appurtenant irrigation systems, as well as ornamental plantings such as lawns, shrubs, and trees. Also included are necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work within the following streets and on appurtenant improvement plans.

Improvements that are covered under the maintenance and operations of the District are located on the following streets:

- West Street and San Vicente Road;
- Northwest side of West Street from Market Street to the Vista Soledad Subdivision; and
- Easterly side of San Vicente Road from San Vicente Townhomes north to the Vista Soledad Subdivision.

B.2 Incidental and Other Expenses

Incidental costs include contingencies and assessment district incidentals such as engineering, printing, notices to property owners, collection costs, legal fees, administration, and supervision.

IV COST ESTIMATE

Applicable law requires the Engineer's Report to contain an estimate of the costs of the Improvements for Fiscal Year 2026-2027, including estimates of (i) the total costs for Improvements for Fiscal Year 2026-2027, including incidental expenses, (ii) the amount of any surplus in the improvement fund to be carried over from a previous Fiscal Year, (iii) the amount of any contributions to be made from sources other than assessments levied pursuant to this part, (iv) the amount, if any, of the annual installment for the Fiscal Year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments, and (v) the net amount to be assessed upon assessable lands within the District. Estimates of these amounts are provided below.

The following describes the costs that are funded through the District.

A Costs of Improvements

A.1 Projected Annual Maintenance Costs

Included in the City's Public Works Department Budget Request are estimated costs for the annual maintenance and servicing of all improvements within the District. District direct maintenance expenses are estimated at $90,567 for Fiscal Year 2026-2027 as shown in Table 2 below.

Table 2: Projected Annual Direct Maintenance Costs

Item Description	Cost Estimate
Park Maintenance	$29,047
Street Landscaping	$21,785
Parkway Water Charges	$26,170
Park Water Charges	$3,632
Park Electrical Charges	$1,453
Sound Wall Maintenance	$5,522
Street Lighting Electrical and Replacement	$2,960
Operating Reserve Fund Collection	$0
Total	**$90,567**

***Note**: Figures may not sum due to rounding.

A.2 Projected Annual Administration Costs

In addition to the costs listed above, there will be costs attributed to the administration of the District. As shown in Table 3, the District administration costs are estimated to be $38,502 for Fiscal Year 2026-2027. These costs are summarized below.

Table 3: Projected Annual Administration Costs

Item Description	Cost Estimate
City Administration	$31,697
District Administration	$5,000
Printing and Advertising	$500
County Collection	$1,305
Total*	**$38,502**

***Note**: Figures may not sum due to rounding.

A.3 Projected Annual Levy Adjustment

Finally, in addition to the costs listed above, certain levy adjustments will be made to account for any operating reserve credits or required capital collection to the District's reserve fund. As shown in Table 4, an Operating Reserve Credit of $33,668. has been applied to offset the required Capital Reserve Collection of $21,289. Therefore, a net total of $12,546 Reserve Fund Credit has been applied to the Fiscal Year 2026-2027 assessment.

Table 4: Projected Annual Levy Adjustment

Item Description	Cost Estimate
Capital Reserve Collection	$21,289
Operating Reserve Credit	($33,835)
Total*	**($12,546)**

***Note**: Figures may not sum due to rounding.

B Annual Cost Indexing

B.1 City/District Administration, Printing, and Advertising

With the passage of Proposition 218, any proposed increase in assessments must be approved by impacted property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment obligation) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an Engineer's Report, balloting, and the public hearing process can potentially exceed the total amount of the increase. The incidental costs of these proceedings

may be added to the assessments, resulting in even higher assessments.

Therefore, adjusting assessments annually by 3.00% allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any other significant changes to the District (e.g., increases in service, modification of the boundary, etc.) would still require Proposition 218 proceedings and, ultimately, property owner approval.

Thus, on each July 1, commencing on July 1, 2004, the maximum authorized unit assessment rates established in these proceedings will be indexed (increased) annually by 3.00% from the preceding Fiscal Year.

Since the maximum assessment is likely sufficient to cover the cost estimates for improvements and other expenses for Fiscal Year 2026-2027, an amount equal to only the total projected costs will be assessed on the property within the District. The assessment levy in future years may be any amount less than or equal to the maximum assessment in that year.

B.2 Collection Fees

The County Auditor/Controller also charges an additional 0.25% of the total amount assessed.

B.3 Reserve Collection/Transfer

The applicable law provides for a District Reserve Fund that provides for the collection of funds to cover District operations between July 1 (beginning of the Fiscal Year) and the date on which the County remits first installment of assessments collected from the property tax bills (typically January or February). Any negative amounts entries for this budget item represent transfers from the Reserve Fund to reduce the assessment in a given fiscal year. A fully funded Reserve enables the District to (i) cover operational expenses incurred in the 6 months of the fiscal year, without any City funds from non-District accounts; and (ii) address any unforeseen or unusual expenditures that may occur during the year.

C Contributions from Other Sources

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred…" In accordance with that provision, it is determined that there will be no general benefit from the Improvements in Fiscal Year 2026-2027, as explained in Section VI of this Report.

D Annual Installments

The entire amount of the net assessment, as shown in Table 5 below, will be assessed in Fiscal Year 2026-2027.

E Net Assessment

Pursuant to the foregoing, Table 5 shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2026-2027.

Table 5: Net Assessment for Fiscal Year 2026-2027

Item	Total Costs	Special Benefit Allocated	Net Assessment
Maintenance Costs (Direct)			
Park Maintenance	$29,047	100%	$29,047
Street Landscaping	$21,785	100%	$21,785
Parkway Water Charges	$26,170	100%	$26,170
Park Water Charges	$3,632	100%	$3,632
Park Electrical Charges	$1,453	100%	$1,453
Sound Wall Maintenance	$5,522	100%	$5,522
Street Lighting Electrical and Replacement	$2,960	100%	$2,960
Operating Reserve Fund Collection	$0	100%	$0
Administration Costs			
City Administration	$31,697	100%	$31,697
District Administration	$5,000	100%	$5,000
Printing and Advertising	$500	100%	$500
County Collection	$1,305	100%	$1,305
Levy Adjustments			
Capital Reserve Collection	$21,289	100%	$21,289
Operating Reserve Credit	($33,835)	100%	($33,835)
Net Assessment*	**$116,524**	N/A	**$116,524**

***Note**: Figures may not sum due to rounding.

V ASSESSMENT ROLL

The Assessment Engineer has prepared an Assessment Roll for the District as required by applicable law, based upon the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for Fiscal Year 2026-2027 and shows the Fiscal Year 2026-2027 assessment, assessment number, Assessor's Parcel Number, and land use designation for each parcel.

The Assessment Roll, as provided in **Appendix A**, lists the Assessor's Parcel Numbers within this Assessment District by assessment number. The assessment numbers appearing on the Assessment and the names and addresses of the property owners are as shown on the last equalized assessment roll for taxes or as known to the Assessor of Monterey County.

All parcel information has been provided to DTA by the City Public Works Department, the previous Assessment Engineer, and the County of Monterey.

VI METHOD OF ASSESSMENT

A Background

Pursuant to the 1972 Act, the legislative body establishes and determines the "estimated benefit received" by each parcel from the Improvements.

In addition, Article XIIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

"Special benefit" is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer's Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (2008), Beutz v. County of Riverside (2010), Golden Hills Neighborhood Association v. City of San Diego (2011),* and *Concerned Citizens v. West Point Fire Protection District (2011).*

Methodologically, it is necessary and essential to identify the special benefit that the improvements, facilities, and services will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of DTA as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer's Report for consideration at the public hearing. However, the final authority and action rests with the City Council after hearing all testimony and evidence presented at the public hearing. Upon conclusion of the public hearing, the City Council must make the final action in determining that the assessment has been made in direct proportion to the special benefit received.

In determining the net amount to be assessed upon parcels within the District, Section 22573 of the California Streets and Highways Code states that such amount "may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218 further states that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel," where "special benefit" means "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large." This Section VI describes the methodology used to calculate the net amount to be assessed on each parcel within the District in proportion to the special benefit conferred on each such parcel.

B Benefits of Improvements

The special benefits associated with the local landscaping improvements are shown in Table 6 below.

Table 6: Benefits from Landscaping Improvements

Landscaping Improvements
Enhanced desirability of properties through association with the improvements.
Improved aesthetic appeal of properties within the District providing a positive representation of the area.
Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
Environmental enhancement through improved erosion resistance, and dust and debris control.
Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation, and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods as identified in Table 7 below.

Table 7: Benefits from Street Lighting Improvements

Street Lighting Improvements
Enhanced deterrence of crime and the aid to police protection.
Increased nighttime safety on roads and highways.
Improved ability of pedestrians and motorists to see.
Improved ingress and egress to property.
Reduced vandalism and other criminal acts and damage to improvements or property.
Improved traffic circulation and reduced nighttime accidents and personal property loss.
Increased promotion of business during nighttime hours in the case of commercial properties.

C Categories of Benefit

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred on a parcel," where "Special Benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." It is therefore necessary to establish definitions of General Benefit and Special Benefit as such terms relate to the benefit to be derived from the Improvements. The following special benefit allocation was determined at the time the District was formed.

The Improvements to be maintained and operated in the District were within or in areas in close proximity to the proposed developed residential lots. As a result, the developed residential lots in the District will receive 100% of the special benefits of the operation and maintenance of the Improvements. These special benefits include enhanced neighborhood identity and quality of life generated when park landscaping and lighting are in place, improved, operable, safe, clean, and maintained. In short, maintenance and operation of the proposed improvements will provide beautification, shade, and increase the desirability of the immediate surroundings of the residential units within the District. Importantly, because of the location of the improvements within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole. Any such general benefit is so incidental and negligible that it cannot be calculated for purposes of assessment.

D Allocation of Special Benefit to Parcels

As discussed previously, developed parcels in the District are the only parcels that derive special benefit from maintenance and operations and as such, must bear the cost of these activities. As a result, all costs associated with the maintenance and operation of District Improvements, including incidentals and appurtenances, shall be spread to all parcels within the District on a development unit basis.

Factored development unit calculations for residential areas are as follows:

Low Density Residential = 1.0 Unit/Residential Lot Single-Family Unit

Apartment Unit = 0.8 Unit/Apartment

[0.8 Unit/Apartment x Apartment Units = Equivalent Single-Family Unit ("ESFU")]

Importantly, Article XIIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. As a result, the following property will be considered exempt from the assessment: areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and right-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

E Amount of Assessment

Pursuant to the foregoing, Table 8 below shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2026-2027.

Table 8: Fiscal Year 2026-2027 Assessment Rates in the District

Assessment Per EDU Fiscal Year 2025-2026	Assessment Per EDU Fiscal Year 2026-2027	Max Assessment Per EDU Fiscal Year 2026-2027
$844.25	$869.58	$869.58

Table 9: Fiscal Year 2026-2027 Cost Estimate

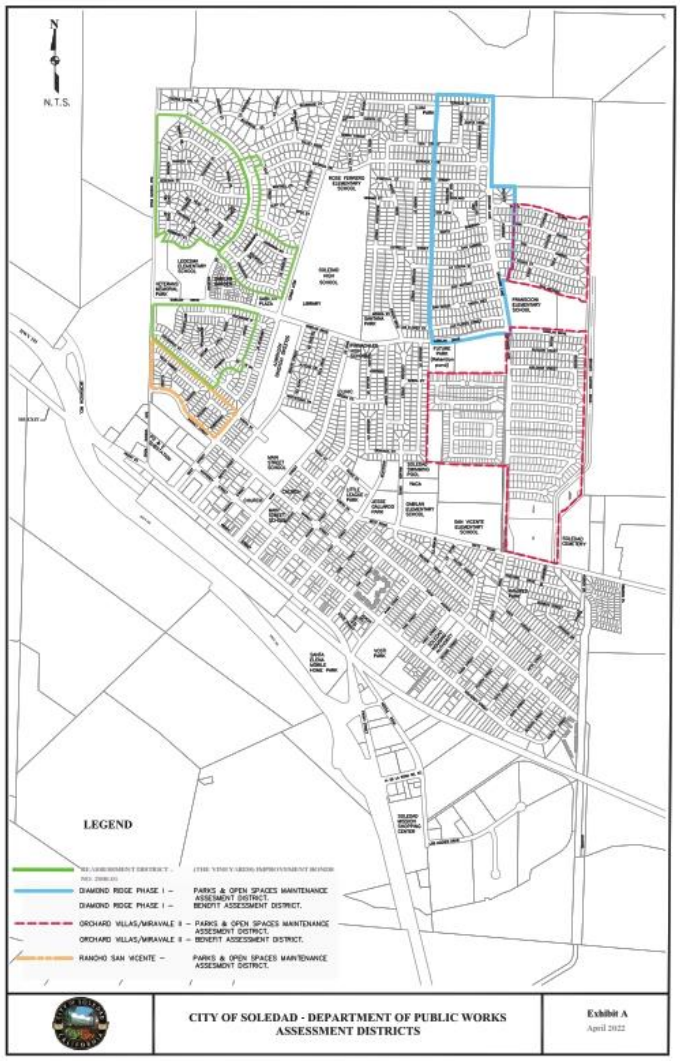
Description	Total Amount ($)	Special Benefit Apportioned to District	Fiscal Year 2026-2027 Total Budget (Amount Funded to District)
(A) Annual Maintenance (Direct Costs)			
Operating Expenses			
Park Maintenance	$29,047	100%	$29,047
Street Landscaping	$21,785	100%	$21,785
Parkway Water Charges	$26,170	100%	$26,170
Park Water Charges	$3,632	100%	$3,632
Park Electrical Charges	$1,453	100%	$1,453
Sound Wall Maintenance	$5,522	100%	$5,522
Street Lighting Electrical & Replacement	$2,960		$2,960
Operating Reserve Fund Collection	$0		$0
(B) Administration			
City Administration	$31,697	100%	$31,697
District Administration	$5,000	100%	$5,000
Printing & Advertising	$500	100%	$500
County Collection	$1,305	100%	$1,305
Subtotal (A+B)	**$129,070**	**N/A**	**$129,070**
(C) Levy Adjustments			
Capital Reserve Collection			$21,289
Operating Reserve Transfer In/(Out)			($33,835)
Balance to Levy (A+B+C)	**N/A**	**N/A**	**$116,524**
(D) District Assessment			
Total EDUs Count	134		
Total Parcels Count	87		
Total Parcels Levied	87		
FY 2026-2027 Calculated Assessment per EBU	**$869.58**		
FY 2026-2027 Maximum Assessment per EBU	**$869.58**		
FY 2026-2027 Maximum Levy	**$116,524**		
(E) Fund Balance Information			
Beginning Fund Balance FY 2026-2027	**$497,435**		
Reserve Fund Adjustments	**($12,546)**		
Anticipated Ending Balance FY 2026-2027	**$484,889**		

VII ASSESSMENT DIAGRAM AND BOUNDARY MAP

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act and is on file in the Office of the City Clerk.

The parcels within the District generally consist of the lots, parcels, and subdivisions of land found within the following Assessment Diagram and are based on the Monterey County Assessor's Maps and the Monterey County Assessor's information that existed at the time this Report was prepared.

Figure 1: Boundary Map



VIII TERMINATION OF DISTRICT/LIMITATIONS OF REPORT

A Termination of District

Assessments associated with the District will be levied each Fiscal Year until the District is dissolved by the City Council.

B Limitations of Report

The conclusions, calculations, and recommendations in this Report rely on the substantial data and information provided to DTA at the time of the writing of the Report by the following parties:

1. City of Soledad, specifically the Public Works Department;
2. The previous Assessment Engineer; and
3. The County of Monterey.

APPENDIX A

City of Soledad
Rancho San Vicente Parks and Open Spaces
Maintenance Assessment District
Fiscal Year 2026-2027

ASSESSMENT ROLL

City of Soledad
Rancho San Vicente
Parks and Open Spaces Maintenance Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-27 Levy Amount
022461001000	54002	1.00	$869.58
022461002000	54002	1.00	$869.58
022461003000	54002	1.00	$869.58
022461004000	54002	1.00	$869.58
022461005000	54002	1.00	$869.58
022461006000	54002	1.00	$869.58
022461007000	54002	1.00	$869.58
022461008000	54002	1.00	$869.58
022461009000	54002	1.00	$869.58
022461010000	54002	1.00	$869.58
022461011000	54002	1.00	$869.58
022461012000	54002	1.00	$869.58
022461013000	54002	1.00	$869.58
022461014000	54002	1.00	$869.58
022461015000	54002	1.00	$869.58
022461016000	54002	1.00	$869.58
022461017000	54002	1.00	$869.58
022461018000	54002	1.00	$869.58
022461019000	54002	1.00	$869.58
022461020000	54002	1.00	$869.58
022461021000	54002	1.00	$869.58
022461022000	54002	1.00	$869.58
022461023000	54002	1.00	$869.58
022461024000	54002	1.00	$869.58
022461025000	54002	1.00	$869.58
022461026000	54002	1.00	$869.58
022461027000	54002	1.00	$869.58
022461028000	54002	1.00	$869.58
022461029000	54002	1.00	$869.58
022461030000	54002	1.00	$869.58
022461031000	54002	1.00	$869.58
022461032000	54002	1.00	$869.58
022461033000	54002	1.00	$869.58
022461034000	54002	1.00	$869.58
022461035000	54002	1.00	$869.58
022461036000	54002	1.00	$869.58
022461037000	54002	1.00	$869.58
022461038000	54002	1.00	$869.58
022461039000	54002	1.00	$869.58
022461040000	54002	1.00	$869.58
022461041000	54002	1.00	$869.58

City of Soledad
Rancho San Vicente
Parks and Open Spaces Maintenance Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-27 Levy Amount
022461042000	54002	1.00	$869.58
022461043000	54002	1.00	$869.58
022461044000	54002	1.00	$869.58
022461045000	54002	1.00	$869.58
022461046000	54002	1.00	$869.58
022461047000	54002	1.00	$869.58
022461048000	54002	1.00	$869.58
022461049000	54002	1.00	$869.58
022461050000	54002	1.00	$869.58
022461051000	54002	1.00	$869.58
022461052000	54002	1.00	$869.58
022461053000	54002	1.00	$869.58
022461054000	54002	1.00	$869.58
022461055000	54002	1.00	$869.58
022461056000	54002	1.00	$869.58
022461057000	54002	1.00	$869.58
022461058000	54002	1.00	$869.58
022461059000	54002	1.00	$869.58
022461060000	54002	1.00	$869.58
022461061000	54002	1.00	$869.58
022461062000	54002	1.00	$869.58
022461063000	54002	1.00	$869.58
022461064000	54002	1.00	$869.58
022461065000	54002	1.00	$869.58
022461066000	54002	1.00	$869.58
022461067000	54002	1.00	$869.58
022461068000	54002	1.00	$869.58
022461069000	54002	1.00	$869.58
022461070000	54002	1.00	$869.58
022461071000	54002	1.00	$869.58
022461072000	54002	1.00	$869.58
022461073000	54002	1.00	$869.58
022461074000	54002	1.00	$869.58
022461075000	54002	1.00	$869.58
022461076000	54002	1.00	$869.58
022461077000	54002	1.00	$869.58
022461078000	54002	1.00	$869.58
022461079000	54002	1.00	$869.58
022461080000	54002	1.00	$869.58
022461081000	54002	1.00	$869.58
022461082000	54002	1.00	$869.58

City of Soledad
Rancho San Vicente
Parks and Open Spaces Maintenance Assessment District No. 1

APN	Tax Code	Equivalent Dwelling Units	FY 2026-27 Levy Amount
022461083000	54002	1.00	$869.58
022461084000	54002	1.00	$869.58
022461085000	54002	1.00	$869.58
022461086000	54002	1.00	$869.58
022461092000	54002	48.00	$41,739.84

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AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6375, A Resolution of the City Council of the City of Soledad Certifying an Environmental Impact Report, Adopting CEQA Findings and a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Proposed Almond Acres Project, and**

Ordinance No. 781, Ordinance of the City Council of the City of Soledad Announcing Findings and Approving a Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003) for a 12.48-Acre Subdivision Located on the West Side of Orchard Lane and Cedar Lane (APN 022-281-005) in the R-1 (High Density Residential) Zoning District

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Beatriz Trujillo, Community and Economic Development Director and Ariana Mora, Senior Planner**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 17, 2026**

Recommendation

1. Open the public hearing, receive public Comment, close the public hearing; and
2. Consider Adoption of Resolution No. 6375, A Resolution of the City Council of the City of Soledad
    1. Certifying the Focused Environmental Impact Report and adopting CEQA findings and a Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program; and
3. Adopt Ordinance No. 781, An Ordinance of the City Council of the City of Soledad
    1. Approving a Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003) for a 12.48-acre subdivision located on the west side of Orchard Lane and Cedar Lane (APN 022-281-005) in the R-1 (High Density Residential) Zoning District.

Executive Summary

Nino Homes ("Applicant") is requesting approval of a Planned Unit Development (PUD) and Vesting Tentative Subdivision Map (TM-24003) for the 12.48-acre Almond Acres project located on the west side of Orchard Lane and Cedar Lane (APN 022-281-005). The project includes 55 single-family

homes, a 12-unit multifamily inclusionary housing complex, and retention of the existing 18-unit mobile home park. A Focused Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and identified significant and unavoidable Vehicle Miles Traveled (VMT) impacts. Although feasible mitigation measures have been incorporated into the project, VMT impacts remain significant and unavoidable. Accordingly, CEQA Findings, a Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093, and a Mitigation Monitoring and Reporting Program have been prepared. During a Special Planning Commission meeting on June 1, 2026, the Commission held a public hearing and recommended approval of the environmental analysis, CEQA documents, and project entitlements. The City Council will now consider certification of the EIR and approval of Resolution No. 6375 and Ordinance No. 781, including the PUD and Vesting Tentative Subdivision Map subject to the project conditions set forth in Exhibit A. Following initial consideration of the project, a second public hearing will be held on July 1, 2026, for final adoption of Resolution No. 6875 and Ordinance No. 781.

Background

The Almond Acres project site is located on approximately 12.48 acres in the eastern portion of the City of Soledad. The site fronts Orchard Lane and is situated between Cedar Lane and Calle Valverde. It is mainly undeveloped land with an existing 18-unit mobile home park located in the southwestern portion of the site, which will remain. Surrounding uses include residential neighborhoods to the north and east, San Vicente Elementary School to the south, and Gabilan Elementary School and the Soledad Community Center to the west.

The proposed project is intended to facilitate infill residential development on a centrally located site. The project includes the construction of 55 single-family homes and a 12-unit multi-family affordable housing complex, while retaining the existing 18-unit mobile home park, for a total of 67 residential units. Based on the base units of the single-family homes, the developer is required to meet 12 affordable housing units. The applicant is partnering with a non-profit developer to help with the construction and management of the proposed multi-family component to satisfy the City's inclusionary housing requirements and address local housing needs.

To implement the project, the applicant has submitted applications for a Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003). The Tentative Map would subdivide the site into three parcels: Parcel A (3.32 acres) to retain the existing mobile home park; Parcel B (0.38 acres) for the 12-unit multi-family development; and Parcel C (0.41 acres) for stormwater improvements. The PUD includes a multi-family component and provides flexibility in site design, including variation in lot sizes and configuration. Approval of the Planned Unit Development is required to implement the proposed site plan, allow for variation in lot configuration, and integrate the multi-family housing component within the overall subdivision design.

Environmental review for the project was conducted in accordance with the California Environmental Quality Act (CEQA). An Initial Study was prepared and identified potentially significant environmental impacts. With the incorporation of mitigation measures, all impacts were reduced to less-than-significant levels, with the exception of vehicle miles traveled (VMT), which was determined to be significant and unavoidable. As a result, a Focused Environmental Impact Report (EIR) was prepared to further evaluate VMT impacts, project alternatives, and feasible mitigation measures. The Draft EIR was circulated for public review, and responses to comments have been included in the Final EIR. Because the project would result in a significant and unavoidable environmental impact, CEQA requires the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Report Program (MMRP) in order to approve the project.

Therefore, staff has prepared a Final Environmental Impact Report (EIR), along with the associated CEQA Findings, a Statement of Overriding Considerations, and an MMRP, and recommends approval of the proposed project. Under the California Environmental Quality Act (CEQA), certification of the Final EIR and adoption of the required findings are a necessary first step, as they establish the environmental clearance for the project and allow the City to proceed with consideration of discretionary approvals.

The project was reviewed by the Planning Commission, which evaluated the proposed environmental documentation and project entitlements and provided a recommendation to the City Council. On June 1, 2026, the Planning Commission held a duly noticed public hearing and, by a 3-0 vote, recommended approval of the environmental analysis and associated entitlements, subject to the proposed conditions of approval provided in Exhibit A. The City Council will now consider the project at its upcoming public hearing, with final action scheduled for July 1, 2026.

City Council consideration will begin with Resolution No. 6375, which certifies the EIR and adopts CEQA Findings, a Statement of Overriding Considerations, and the MMRP. This action would confirm that the environmental review has been completed in compliance with CEQA and that the City has reviewed and balanced the project's environmental impacts. Following environmental certification, the City Council will consider introduction and read by title only of Ordinance No. 781, for a Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003), subject to the conditions of approval contained in Exhibit A, thereby granting the project entitlements.

Review & Analysis

2005 General Plan, 2023 Housing Element Consistency & Design Guidelines

The General Plan emphasizes the importance of design standards in guiding the quality and character of new development. The City's design guidelines are intended to supplement the General Plan and Zoning Ordinance by describing expectations for the appearance and livability of projects (General Plan, p. 1-4). This guidance applies to all new developments, including infill projects such as the one proposed.

Several General Plan policies are particularly relevant to this project:

- Policy L13 requires that residential projects consider their relationship to surrounding uses. Residential densities and lot patterns are to be determined by compatibility and site context.
- Policy L18 encourages infill of existing residential lots.
- Policy L19 directs higher-density housing to areas served by a wide range of urban services and located near schools, parks, transit, and collector or arterial streets.
- Policy H9 requires that development standards and review procedures not unreasonably constrain the provision of housing.

The proposed project is also consistent with Housing Element Policy 1.2 and Program 1.2.1, which encourage the availability of adequate sites for residential development and the provision of a variety of housing types to meet the City's Regional Housing Needs Allocation (RHNA). The project develops an infill housing site and includes a 12-unit multi-family affordable housing component through Parcel B. The project supports the City's efforts to maintain adequate higher-density residential sites for lower-income housing and advances the goals of the Housing Element by facilitating additional housing opportunities within an area served by existing infrastructure, parks, schools, and public services.

In addition, Zoning Ordinance Section 17.38.230.B.5 requires that the design of planned developments ensure compatibility and harmony with adjacent properties, considering architecture, setbacks, building height, parking, open space, privacy, screening, and landscaping.

Based on the above policies and standards, staff recommends the following considerations:

- The City supports infill development in locations such as this, where urban services are available to serve residents
- The General Plan places a priority on achieving neighborhood compatibility and community character objectives and on maximizing density.
- In applying the City's Design Guidelines to ensure that design requirements do not unreasonably constrain the development of needed housing.

Zoning Ordinance Consistency- R-1 Zoning Ordinance and Planned Development

PUD No. 24002 has been processed per the City's Zoning Standard requirements per Chapter 17.14.040, specifically Lot Area and Density. Table 1 below shows the required and proposed lot development standards under the R-1 Zoning district for the Single-Family Dwellings (SFD). Because the Applicant has applied for a planned unit development subdivision, deviations from these property development standards can be proposed, reviewed, and considered and adopted by the City Council.

Table 1. R-1 Property Development Standards for Single-Family Homes

Requirement	**Provided**	**Min**	**Max**
Lot Area	3,825-7,296	5,000 sq ft	N.A
Lot Dimensions	100 x 40 - varies	100 x 50	N.A
Lot Coverage	48%	N.A	40%
Density	10.36 du/ac = 55 units		7.26 du/ac = 39 units
Open Space	650 sq ft per unit + 0.41 acres for open space/storm water requirements	650 sq ft per home	N.A.
Building Height	14 (one story) - 30ft (two-stories)	14 ft	30 ft
Front Yard	15 ft	15 ft	20 ft
Side Yard	5 ft and 10ft street setback	5 ft	N.A
Rear Yard	15	10 ft	N.A

Per Section 17.38.230, deviations from minimum lot area, dimension, and setback standards may be approved by the City Council when a planned development demonstrates that such modifications will create a more functional and desirable environment without adversely impacting adjacent properties. Although the proposed single-family subdivision exceeds the standard density typically associated with a conventional subdivision, the project is being processed through a PUD, which is intended to provide flexibility in site planning, lot configuration, setbacks, and housing design. The PUD framework allows the City to consider innovative residential layouts that remain consistent with the overall residential density and housing objectives of the General Plan. In this case, the project incorporates a mix of

market-rate single-family housing and inclusionary multi-family affordable housing while preserving the existing mobile home park and providing internal circulation and stormwater improvements. The proposed density and site design are being evaluated through the PUD process, where Staff finds that the proposed development pattern is consistent with the intent of the City's residential land use policies and provides an efficient infill housing opportunity within the existing urban area.

Zoning Ordinance Consistency- R-3 Zoning Ordinance and Planned Development

The proposed project includes a 12-unit multi-family affordable housing component located on a 0.38-acre lot identified as "Parcel B," as shown in Exhibit B. This component is intended to help meet the City's inclusionary housing requirements and address the need for affordable housing within the community. The applicant has partnered with an affordable housing developer to facilitate this element of the project, under which Parcel B would be donated for the development of the affordable housing units, which are intended to satisfy the project's overall inclusionary housing obligation.

The project intends to utilize the City's Planned Unit Development regulations to enable the development of a portion of the site as multi-family residential (affordable housing) to meet the City's inclusionary housing requirements and deliver housing in critical need, while integrating it within the overall subdivision and maintaining compatibility with surrounding residential uses. This request can be accommodated through the PUD process and would allow the multi-family development to be appropriately sited within the project while supporting a range of housing opportunities in a centrally located infill area near parks, schools, and community facilities. Staff finds that the multi-family component is consistent with the General Plan goals related to housing diversity, affordability, and efficient use of existing urban land.

Table 2. Property for Development Standards for Multi-Family Homes

Requirement	**Provided**	**Min**	**Max**
Lot Area	0.38 acres	6,000 sq ft	N.A
Lot Dimensions	138ft x 233 ft	100ft x 50ft	N.A
Lot Coverage	50%	N.A.	60%
Open Space	12 units x 200 sf = 2,400 sq ft Recreational Space = 350 sq ft	12 units x 300 sf = 3,600 sq ft Additional Recreational Space = 12 units x 200 sq ft = 2,400 sq ft	N.A
Density	31.58 du/ac = 12 units	1 unit	22 du/ac = 8 units
Building Height	26.9 ft	14 ft	30 ft
Front Yard	15 ft	15 ft	20 ft
Side Yard	5 ft and 10ft street setback	5 ft	N.A
Rear Yard	15ft	10 ft	N.A

The applicant is also requesting a deviation from the open space requirements contained in Section 17.14.040(c) of the Soledad Municipal Code, which requires developments containing more than six units to provide recreational amenities within at least 50 percent of the required open space area. The requested deviation is supported by the project's proximity to existing public recreational facilities,

including Orchard Lane Park, as well as its adjacency to Rotary Park and several smaller neighborhood pocket parks within the surrounding area. To enhance public access and neighborhood connectivity, staff is recommending conditions of approval requiring pedestrian access connections from the proposed Liberty Court, Diego Park, and Almond Acres subdivision into Rotary Park. These improvements are intended to improve walkability and provide residents with convenient access to recreational amenities and community facilities, including the Mission Recreation Center and the Soledad Community Center.

The project integrates multifamily units with small-lot single-family homes, providing a diverse range of housing options while adhering to density goals. Small-lot subdivisions reduce the land cost per unit, making homes more affordable for first-time buyers and moderate-income households, all while promoting more efficient land use. Overall, the requested modifications meet the City's community design guidelines and support an innovative approach to development that encourages higher-density housing in line with market demand and the long-term housing needs of the City.

Circulation and Parking

PUD No. 24002 has been reviewed for consistency with the City's zoning and development standards, including the off-street parking requirements of SMC §17.36.020. The proposed single-family residential component satisfies the City's parking requirements by providing each unit with a covered two-car garage and a driveway capable of accommodating two additional vehicles, resulting in a total of four off-street parking spaces per dwelling unit. Collectively, the single-family subdivision provides approximately 220 off-street parking spaces. In addition, on-street parking would be available along public streets designed with sufficient width to accommodate parallel parking, which could provide approximately 100 additional on-street parking spaces throughout the development. Staff does not anticipate that the proposed parking configuration would create impediments to traffic circulation or emergency vehicle access. Nevertheless, the project is conditioned to provide appropriate red curb markings at designated locations, including cul-de-sac areas and other critical turning radii, to maintain adequate maneuvering clearance for emergency response vehicles and ensure safe vehicular circulation throughout the subdivision.

The proposed multi-family component consists of 12 100% affordable housing units and is subject to applicable State housing laws that limit the City's ability to impose minimum parking requirements for affordable housing developments. Pursuant to State law, the City may require up to one parking space per affordable unit, depending on project characteristics. In this case, the applicant is proposing 14 off-street parking spaces for the 12-unit multi-family development, which exceeds the minimum parking requirement applicable to the project. The calculated parking requirements for the project are summarized in Table 2, Off-Street Parking Requirements, below.

Table 3. Parking Requirement Summary

Project Component	**Number of Units**	**Required Parking**	**Parking Provided**
Single-Family Residential (SFD)	55 Units	220 Spaces	220 Spaces
Multi-Family Affordable Housing	12 Units	Up to 12 spaces	14 Spaces
On-Street Parking	N/A	N/A	Approx. 100 Spaces
Total	**67 Units**	**232 Spaces**	**334 Spaces**

The proposed project includes a dedicated public street and meets the public street standards, such as street width and public right-of-way standards. As conditioned, the project provides adequate access from Orchard Lane, a dedicated public street, and maintains sufficient internal circulation for both motorists and pedestrians. The applicant has submitted plans demonstrating that City service vehicles and public safety vehicles can be accommodated within the subdivision design as previously mentioned.

While the project will increase traffic in the vicinity, off-street improvement plans will be required to ensure operations are maintained following project implementation per General Plan requirements. The preliminary site plan demonstrates that adequate on-site parking is provided, consistent with R-3 district requirements, helping ensure the development remains livable, functional, and compatible with surrounding neighborhoods while supporting the City's housing goals.

Planned Development

The proposed PUD No. 24002 has been evaluated for consistency with the intent and requirements of SMC §17.38.230, which promotes flexible site design, efficient land use, and high-quality development that is compatible with surrounding uses. The project incorporates a mix of detached and attached residential units, coordinated circulation and utility infrastructure, and enhanced open space and amenity planning to ensure compatibility with adjacent neighborhoods. The development provides adequate utilities, complies with City design and parking standards, integrates natural site features, and includes provisions for long-term maintenance of common areas. Circulation is designed to accommodate residents and emergency access, and open space is enhanced through both on-site amenities and proximity to nearby parks. With required conditions of approval addressing parking, access, maintenance, and resource conservation, the project is consistent with Planned Development standards and would not be detrimental to public health, safety, or welfare or to surrounding properties.

Consistency with Soledad Subdivision Ordinance

A subdivision is the division of land for sale, lease, or development, and the City requires approval of a Vesting Tentative Subdivision Map (VTM) when creating five or more lots. The VTM review ensures compliance with City standards for circulation, drainage, utilities, easements, grading, and consistency with the General Plan and Zoning Ordinance, while also evaluating site design compatibility and preservation of natural features. Under the Soledad Subdivision Ordinance (Sections 16.24.040 and 16.24.060), the City Council may approve reduced lot sizes if overall density is maintained and the project results in a well-designed community. Although the ordinance establishes a 5,000-square-foot minimum lot size, the proposed VTM includes smaller lots ranging from 3,825 to 7,296 square feet. These reductions are offset by the provision of open space, efficient site planning, and improved neighborhood design. As conditioned, the project minimizes grading and supports a cohesive residential development consistent with the intent of the subdivision regulations.

Based on the analysis provided herein, staff finds that the proposed PUD and Vesting Tentative Map are consistent with the applicable goals and policies of the General Plan, the intent of the Soledad Municipal Code, and the Planned Unit Development findings required under SMC §17.38.230. The project provides a coordinated residential development that incorporates a mix of housing types, affordable housing opportunities, internal circulation improvements, open space connectivity, and infrastructure enhancements while maintaining compatibility with surrounding land uses. However, approval of the PUD and Vesting Tentative Subdivision Map is contingent upon prior certification of the Final Environmental Impact Report and adoption of the associated CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP). These

environmental determinations are required under CEQA before the City may take action on the proposed discretionary entitlements.

Financial Considerations

No financial consideration.

Strategic Plan Alignment

The Almond Acres project is consistent with the City's Strategic Plan Housing Objectives, including Policies 2.1.1, 2.1.2, 2.1.3, and 2.2.1. The project directly supports the City's goal of facilitating the development of 734 housing units by 2031 to meet the Regional Housing Needs Allocation (RHNA). It also advances the expansion of innovative housing options by incorporating both single-family and multifamily residential components, including inclusionary housing, thereby broadening the range of housing types available within the community. Finally, the project aligns with Smart Growth and transit-oriented development principles by promoting a more compact residential development pattern consistent with efficient land use and infrastructure planning objectives.

Alternatives

- Approve as recommended: Consider certification of the Final EIR and approval of the PUD and Vesting Tentative Subdivision Map with the proposed conditions to be adopted at the July 1, 2026, City Council meeting.
- Modify or continue the item: Recommend changes to project conditions or continue the item for additional information or revisions.
- Deny the project: Do not consider certification of the EIR and/or do not approve of the project entitlements.

Planning/CEQA

The purpose of the California Environmental Quality Act (CEQA) is to ensure that the environmental impacts of a project are studied, disclosed to the public, and considered by decision-makers before a project is approved. As the Lead Agency under CEQA, the City of Soledad is responsible for overseeing the environmental review process and evaluating the project's potential environmental impacts before taking action on the proposed project.

To evaluate the potential environmental impacts of the Almond Acres project, the City prepared an Initial Study, which identified several potentially significant impacts associated with the project and is included as part of the Exhibit A to Resolution No. 6375. With the implementation of mitigation measures, all impacts were reduced to less-than-significant levels except for vehicle miles traveled (VMT), which was identified as significant and unavoidable. As a result, the Initial Study was used to focus preparation of a Focused Environmental Impact Report (EIR) on VMT impacts, project alternatives, and feasible mitigation measures.

A Notice of Preparation (NOP) was distributed on March 10, 2025, to responsible and trustee agencies, interested organizations, and members of the public for a 30-day review period ending April 10, 2025. Comments received during the NOP review period were considered during preparation of the EIR. Agencies and organizations that submitted comments during the noticing period included the Native American Heritage Commission, Monterey-Salinas Transit, Pacific Gas and Electric Company, California Department of Transportation, Monterey Bay Air Resources District, and California Department of Fish and Wildlife.

The Draft EIR was subsequently circulated for a 45-day public review period from June 27, 2025, through August 11, 2025, in accordance with CEQA requirements. The Final EIR includes the Draft EIR, all technical appendices, comments received during the public review period, and written responses to those comments. As part of the environmental review process, comments and recommendations provided by reviewing agencies were considered and incorporated into the project where appropriate. In response to comments received from Monterey-Salinas Transit, the City included conditions and coordination measures requiring collaboration between the City, the project developer, and Monterey-Salinas Transit to evaluate opportunities to improve and expand public transportation access and connectivity within the Orchard Lane area.

The Final EIR does not identify any significant new information requiring recirculation pursuant to CEQA Guidelines Section 15088.5 and concludes that the project would result in a significant and unavoidable vehicle miles traveled (VMT) impact that cannot be fully mitigated. Accordingly, prior to approval of the project entitlements, the City Council must certify the Final EIR and adopt the associated CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP). Under CEQA, if a project has environmental impacts that cannot be fully avoided, the City must evaluate those impacts along with the project's overall public benefits before making a final decision. The City Council will independently review the environmental analysis, mitigation measures, and project benefits prior to taking action.

At this time, the City Council is tasked with reviewing and considering Resolution No. 6375, certification of the Final EIR included as Exhibit A, adopting the CEQA Findings and Statement of Overriding Considerations included as Exhibit B, and adopting the MMRP included as Exhibit C. Following the environmental determination, the City Council will consider a separate action through Ordinance No. 781 to consider approval of the Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003), based on the findings and analysis previously discussed in this report.

Public Notice Requirements

A Notice of Public Hearing for this item was published in the Salinas Californian on June 6, 2026, and distributed in accordance with applicable provisions of the Soledad Municipal Code to property owners within 300 feet of the project site.

Attachment(s):
Resolution No. 6375
Exhibit A to Resolution No. 6375 - Final EIR (SCH#2025030381)
Exhibit B to Resolution No. 6375 - CEQA Findings
Exhibit C to Resolution No. 6375 - MMRP
Ordinance No. 781- Almond Acres
Exhibit A to Ordinance No. 781- Almond Acres Conditions of Approval
Exhibit B to Ordinance No. 781- Entitlement Package
Exhibit C to Ordinance No. 781 - Final VTM
Presentation - Almond Acres Project

RESOLUTION NO. 6375

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, ADOPTING CEQA FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROPOSED ALMOND ACRES PROJECT

WHEREAS, the City of Soledad is the Lead Agency under the California Environmental Quality Act (CEQA) for the Almond Acres Project (the "Project"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, an Initial Study was prepared for the Project, which identified potentially significant environmental impacts, including vehicle miles traveled (VMT), requiring preparation of an Environmental Impact Report (EIR); and

WHEREAS, a Notice of Preparation (NOP) was circulated on March 10, 2025, to responsible agencies, trustee agencies, and interested parties, initiating a 30-day public review period that concluded on April 10, 2025, during which written comments were received and considered in preparation of the Draft EIR; and

WHEREAS, the Draft EIR was circulated for a 45-day public review period from June 27, 2025, through August 11, 2025, and was made available to the State Clearinghouse, responsible and trustee agencies, and members of the public in compliance with CEQA requirements; and

WHEREAS, the Final EIR (SCH# 2025030381) was prepared and consists of the Draft EIR, all technical appendices, comments received during the public review period, and written responses to those comments, as well as clarifications and revisions made in response to agency and public input; and

WHEREAS, comments on the Draft EIR were received from agencies including, but not limited to, the Native American Heritage Commission, Monterey-Salinas Transit, Pacific Gas and Electric Company, California Department of Transportation, Monterey Bay Air Resources District, and California Department of Fish and Wildlife; and

WHEREAS, the Final EIR identifies that the Project will result in a significant and unavoidable impact related to vehicle miles traveled (VMT), which cannot be fully mitigated to a less-than-significant level; and

WHEREAS, pursuant to CEQA, where significant impacts remain unavoidable, the City must adopt a Statement of Overriding Considerations based on the Project's social, economic, housing, and planning benefits; and

WHEREAS, the City has prepared CEQA Findings of Fact and a Mitigation Monitoring and Reporting Program (MMRP) to ensure implementation and enforcement of all feasible mitigation measures identified in the Final EIR; and

WHEREAS, the Final EIR was made available for public and agency review consistent with CEQA Guidelines Section 15088.5, and no significant new information was identified requiring recirculation of the document; and

WHEREAS, the City of Soledad Planning Commission held a duly noticed special public hearing on June 1, 2026, at which it considered the Staff Report, presentation, public testimony, and all documentary evidence submitted, and reviewed the complete administrative record, including the environmental documentation; and

WHEREAS, following its review and consideration of the project and environmental documents, the Planning Commission recommended approval of the Final EIR, CEQA Findings, and Statement of Overriding Considerations, along with the associated project entitlements; and

WHEREAS, the City Council of the City of Soledad thereafter held a duly noticed public hearing on June 17, 2026, at which it introduced and considered the proposed project, including the environmental documentation, CEQA Findings, Statement of Overriding Considerations, MMRP and associated entitlements; and

WHEREAS, the City Council will conduct a subsequent duly noticed public hearing on July 1, 2026, for formal consideration and potential adoption of the Final EIR, CEQA Findings, Statement of Overriding Considerations, MMRP and project entitlements; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Soledad hereby acknowledges receipt of the Planning Commission's recommendation and proceeds with consideration of the Final EIR, CEQA Findings, Statement of Overriding Considerations, and MMRP for the Almond Acres project and hereby finds, determines, and approves as follows:

Section 1: Certification Recommendation

The City Council hereby certifies the Final Environmental Impact Report (SCH# 2025030381) provided as "**Exhibit A"**, as complete and adequate under CEQA.

Section 2: CEQA Findings

The City Council hereby adopts the CEQA Findings provided as "**Exhibit B"**, including findings regarding project impacts, mitigation measures, and feasibility.

Section 3: Statement of Overriding Considerations

The City Council hereby adopts a Statement of Overriding Considerations, provided within "**Exhibit B"**, recognizing that certain significant environmental impacts cannot be fully mitigated, but that the benefits of the Project outweigh those impacts.

Section 4: Mitigation Monitoring and Reporting Program

The City Council hereby adopts the Mitigation Monitoring and Reporting Program (MMRP) provided as "**Exhibit C"**, to ensure compliance with all applicable mitigation measures.

PASSED AND ADOPTED at a duly noticed, regular meeting of the City Council of the City of Soledad held on the 17th day of June, 2026.

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M.VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

Exhibits

A- Final EIR
B- CEQA Findings
C- MMRP

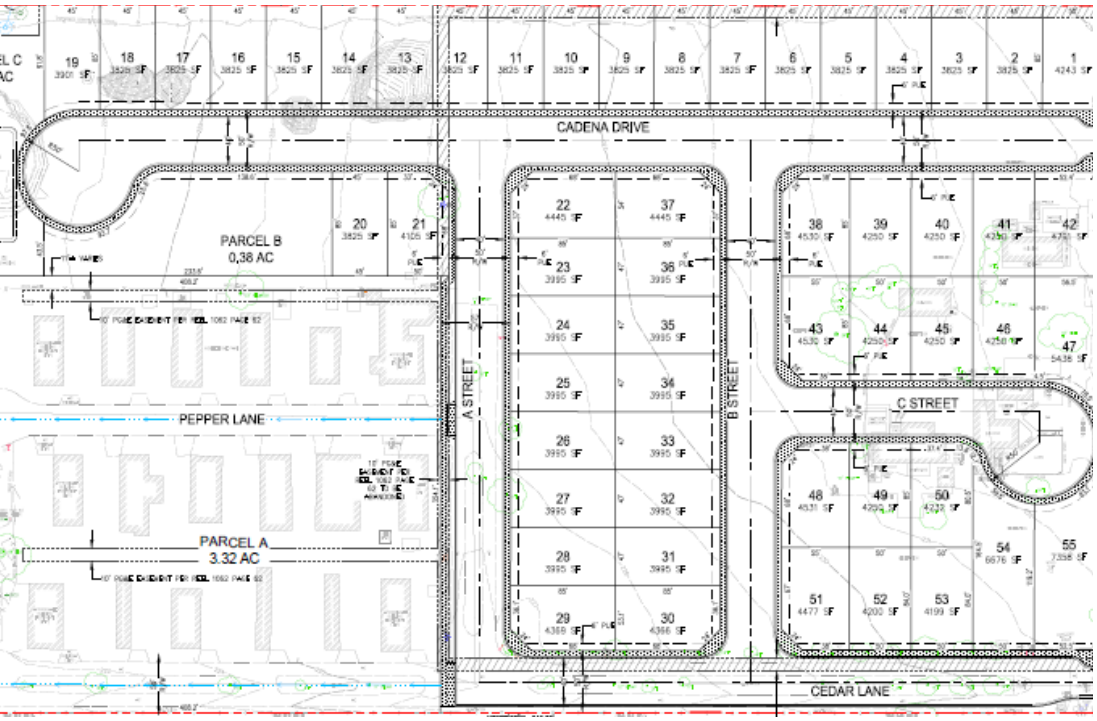
Exhibit A

Final Environmental Impact Report

Almond Acres

SCH# 2025030381

April 27, 2026



Prepared by

EMC Planning Group

FINAL ENVIRONMENTAL IMPACT REPORT

ALMOND ACRES

SCH# 2025030381

PREPARED FOR

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April 27, 2026

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1.0 Introduction

1.1 CEQA Requirements

Before approving a project that may cause a significant environmental impact, the California Environmental Quality Act (CEQA) requires the City of Soledad ("City"), acting as the Lead Agency under CEQA, to prepare and certify a final environmental impact report ("final EIR"). The contents of a final EIR are specified in CEQA Guidelines Section 15132, which states that:

The final EIR shall consist of:

a) The draft EIR or a revision of the draft;

b) Comments and recommendations received on the draft EIR either verbatim or in summary;

c) A list of persons, organizations, and public agencies commenting on the draft EIR;

d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and

e) Any other information added by the Lead Agency.

All comments addressing environmental issues received on the draft EIR during the public review period from June 27, 2025 to August 11, 2025 have been addressed in this final EIR.

CEQA Guidelines section 15204(a) states that in reviewing a draft EIR, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the geographic scope of the project.

Per CEQA Guidelines section15204(a), CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. Likewise, a lead agency also need not respond to general reference materials submitted in support of comments, comments that repeat those already considered, or comments that are clearly irrelevant.

According to CEQA Guidelines section 15204(a), when responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR, as also described in CEQA Guidelines sections 15088(c) and 15132(d).

CEQA Guidelines section 15204(c) states that reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to section 15064, an effect shall not be considered significant in the absence of substantial evidence.

CEQA Guidelines section 15088 requires the lead agency to provide a written proposed response to a public agency on comments made by that public agency at least 10 days prior to certifying an EIR. Written responses to comments have been prepared to address comments on the project and have been sent to the commenting agencies and organizations.

CEQA Guidelines 15095(a) also requires that the lead agency file a copy of the final EIR with the appropriate planning agency of any city, county, or city and county where significant effects on the environment may occur. A copy of this final EIR is available for review at the City of Soledad Community and Economic Development Department, 248 Main Street, Soledad.

1.2 Purpose of Public Review

CEQA Guidelines section 15200 indicates that the purposes of the public review process include the following:

- sharing expertise;
- disclosing agency analysis;
- checking for accuracy;
- detecting omissions;
- discovering public concerns; and
- soliciting counter proposals.

In compliance with CEQA public noticing requirements, the City of Soledad prepared a draft EIR for the proposed project that was circulated for public review from June 27, 2025 to August 11, 2025. The City received comments from three agencies.

1.3 Final EIR

This final EIR has been prepared to address timely comments received on the draft EIR in the manner specified in the Notice of Completion/Availability and, together with the draft EIR, constitutes the complete *Almond Acres Final EIR*. This final EIR is organized into the following sections:

- Section 1 - introduction to the final EIR; and
- Section 2- list of persons, organizations, and public agencies that commented on the draft EIR, written comments on the draft EIR and the responses to those comments.

Responding to the comments on the draft EIR did not require any changes to the draft EIR.

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2.0
Draft EIR Comments and Responses

2.1 CEQA Requirements

CEQA Guidelines section 15132(c) requires that a final EIR contain a list of persons, organizations, and public agencies that have commented on the draft EIR. A list of the correspondence received during the public review period is presented below.

CEQA Guidelines sections 15132(b) and 15132(d) require that a final EIR contain the comments that raise significant environmental points in the review and consultation process, and written responses to those comments. A copy of each comment letter or other form of correspondence received during the public review period is provided, with each letter identified by a number at the top of the first page. Individual comments to which responses are provided are numbered along the right margin in each letter. Responses corresponding to the numbered comments are presented immediately following each letter.

Where required, revisions have been made to the text or graphics of the draft EIR in response to comments. Comments that trigger changes to the draft EIR are so noted as part of the response. Revisions to the draft EIR are included in Section 3.0, Changes to the Draft EIR.

2.2 Written Comments on the Draft EIR

The City received written comments from the following agencies during the public review period:

1. Monterey Bay Air Resources District ("air district"), July 31, 2025;
2. Monterey-Salinas Transit District (MST), August 7, 2025; and
3. California Department of Fish and Wildlife (CDFW), August 11, 2025.

Comments and responses to comments on environmental topics are provided on the following pages.

August 7, 2025

Ariana Mora
City of Soledad
248 Main Street
Soledad, CA 93960

RE: Notice of Availability / Notice of Public Comment Period for the Draft EIR for the Almond Acres Subdivision

Dear Ms. Mora:

Monterey-Salinas Transit District (MST) provides public transportation throughout Monterey County and operates an intracity fixed-route circulator and regional service to the City of Soledad. MST has reviewed the Notice of Availability and Draft Environmental Impact Report (DEIR) for the Almond Acres Subdivision and would like to make the following comments for your consideration:

MST-Soledad Existing Services

1 MST provides daily regional service between Salinas and King City with two stops in the City of Soledad at Front & San Vicente and the Mission Center Shopping Center with Line 23 (Salinas – King City). At the time of this letter, Line 23 operates hourly with departures from Soledad to Salinas (northbound) between 6:17 AM to 7:29 PM on weekdays. Trips to King City (southbound) also operate on an hourly schedule between 7:04 AM to 7:05 PM on weekdays. Line 23X is an express route and is also available for Soledad residents who travel on weekdays during peak commute hours.

MST's Line 32 (Soledad), the new fixed route circulator service in Soledad, kicked off in January 2025 and replaced MST's On-Call services. Line 32 provides service to 18 bus stops every 30 minutes on weekdays between 6:45 AM to 6:39 PM, while also providing simple transfers for regional travel with Line 23. The new bus stops are located throughout the City of Soledad and provide access to the Downtown Front Street Corridor, K-12 Schools, Hartnell College, shopping centers, and social/health services. MST requests that the Draft EIR include current route and schedule information for MST's Line 32 (Soledad) and Line 23 (Salinas – King City). Please visit MST's website or contact MST staff for more information.

Draft EIR Comments

Transportation

2 Although VMT reduction measures were deemed infeasible and unavoidable, MST would like to encourage the Developer and City of Soledad to find appropriate solutions for Project related VMT impacts. Since the implementation of MST's Line 32, transit ridership increased 12.6% compared to the previous years in the City of Soledad. The future Almond Acres subdivision will have access to one (1)

2 cont'd

bus stop serviced by Line 32, within walking distance, which increases the Project's potential for transit ridership and reductions in Vehicle Miles Traveled. To comply with the City's General Plan Policy C-10 and meet VMT reduction goals, MST would like to respectfully request bus stop infrastructure consistent with MST's Designing for Transit Guidelines (2020) and the Americans with Disabilities Act (ADA). The bus stop infrastructure should be provided adjacent to the Almond Acres Subdivision on Orchard Lane. MST plans to extend the transit service in the City of Soledad once dedicated funds and staff are available. Every stop is unique based on the surrounding built environment, existing street, and density of development. Please contact MST staff during the design phase of the requested bus stop to ensure the bus stop provides the best possible infrastructure for transit service and Soledad residents.

3

MST-VMT Reduction Resources

MST recommends the Developer collaborate with City of Soledad to share MST's resources once future residents move into the Almond Acres project. VMT reduction resources include the following:

- **Travel Training**: MST offers free fixed-route travel training to teach interested individuals, groups, and organizations how to ride the MST bus network safely and independently. Training involves a brief classroom session and/or a bus ride accompanied by a travel trainer.
- **MST's Group Discount Program**: Provides 31-Day MST GoPasses at a substantially reduced price if bus passes are purchased in bulk. Discounts are available for residential developments that serve the elderly and people with disabilities.
- **Commute with Enterprise & MST**: MST has partnered with Enterprise to provide vanpooling options for commuters who travel to the same area in Monterey County. Enterprise connects a minimum of four (4) individuals, who commute to or from Monterey County, and provides them with a van or SUV. Vanpools receive up to a $500 monthly subsidy per vehicle from MST if they complete monthly reports.

MST would like to thank the City of Soledad for the opportunity to comment. As the Almond Acres project moves forward, we ask the City to continue to collaborate with MST to ensure future housing developments link to transportation and services. If you have any questions about the above comments, please do not hesitate to contact me at epatel@mst.org or 831-264-9288.

Sincerely,

EPatel

Emma Patel
Planning Manager

Letter 1 – Monterey-Salinas Transit

1. MST provides information on its regional and local bus service, including its new Line 32 in Soledad. Line 32 is a new fixed route circulator to provides service to 18 bus stops in the city every 30 minutes and also providing transfers for regional travel with Line 23, the latter of which provides service between King City and Salinas.

   The information is acknowledged. It does not raise an environmental issue and therefore, no further response is required.

2. MST states that although the project VMT impact was deemed significant and unavoidable, the developer and City should find appropriate solutions for the impact. MST notes that with Line 32 now operational, ridership in the city has increased and that the project site is within walking distance of a bus stop on Line 32. MST requests that bus stop infrastructure be constructed adjacent to the project site on Orchard Lane.

   City staff has coordinated with the project developer and will coordinate with MST on any future bus stop improvements on Orchard Lane. See also the discussion regarding bus stops on page 5-5 of the draft EIR. No changes to the draft EIR are required.

3. MST recommends that the developer collaborate with the City to share MST's resources available to new residents. VMT reduction resources are identified as Travel Training, Group Discount Program, and Commute with Enterprise & MST.

   See the response to comment 2 above. The City could consider requesting the developer to provide the resources suggested with the sale of each home. However, there is no way to quantify a reduction in VMT associated with sharing these resources. See also response to Letter 2, comment 1 below. The VMT impact would still be significant and unavoidable. No changes to the draft EIR are required.

Monterey Bay Air Resources District
Serving Monterey, San Benito, and Santa Cruz Counties

24580 Silver Cloud Court
Monterey, CA 93940

PHONE: (831) 647-9411 • FAX: (831) 647-8501

July 31, 2025

Ariana Mora
Senior Planner
248 Main St.
Soledad, CA 93960
Submitted via email: amora@cityofsoledad.gov

Re: Almond Acres Subdivision and Planned Unit Development – Nino Homes at Almond Acres

Dear Ms. Mora,

Thank you for providing the Monterey Bay Air Resources District (MBARD) with the opportunity to comment on the June 9, 2025 Draft Environmental Impact Report (EIR) for the Almond Acres Subdivision and Planned Unit Development Project. MBARD has reviewed the EIR and has the following comments:

Project Vehicle Miles Travelled (VMT)

1 In section 5.0 Transportation of the Draft EIR, on page 5-5, the lead agency concludes that the project will generate VMT per capita that exceeds the 15% below existing VMT threshold of significance as determined by the Governor's Office of Planning and Research (OPR). Mitigation measures identified in the report reduce some VMT, however, it states that an additional 8.2% reduction in VMT is not feasible and cannot be achieved. MBARD recommends that the City of Soledad re-evaluate the project's VMT considering recommendations from Monterey-Salinas Transit (MST) and OPR.

Monterey-Salinas Transit VMT Mitigation

2 In the March 25, 2025 comment letter issued by MST, attached with this Draft EIR regarding the VMT exceedance of the project, MST identifies bus "Line 32" within the City of Soledad which kicked off in January of 2025 as the most convenient route for residents of the new Almond Acres subdivision. Line 32 provides service at 18 bus stops, two of which are within walking distance of the proposed project. Furthermore, MST recommended a Transportation Demand Management Plan (TDM) be developed to identify potential improvements to sidewalks and crosswalks along specific roads to ensure that future residents of the project have access to these two bus stops. MBARD endorses MST's recommendation for the development of a TDM and believes that its implementation could help further mitigate VMT generated from this project as well as provide the residents of Soledad access to mass transit to further reduce pollution emissions within the North Central Coast Air Basin.

Micromobility

3 Providing "micromobility" options to residents of the new Almond Acres subdivision can be an effective way of reducing the projects VMT to within OPR's 15% threshold. Micromobility is defined as active transportation methods that directly replace motor vehicle usage. Examples of micromobility include but are not limited to bicycles, electric bicycles, wheelchairs, and scooters. The primary goal of providing access to micromobility options is to bridge the first and last mile gap while providing clean and safe

alternative forms of transportation to and from transit centers. MBARD recommends the lead agency implement a micromobility program that both fits the needs of the community and is feasible and sustainable.

OPR Guidance

4 OPR has provided a document to help assist in determining VMT impacts as well as provide examples of appropriate VMT mitigation measures. Page 22, Section H of the Technical Advisory: On Evaluating Transportation Impacts in CEQA provides an extensive list of mitigation measures that are feasible within a range of project sizes and scopes. MBARD recommends utilizing this document to assist in the implementation of mitigation measures that can address the VMT impacts of this project.

MBARD appreciates the opportunity to comment on the Draft EIR for the Almond Acres Subdivision and Planned Unit Development Project. Please let me know if you have any questions. I may be reached at (831) 718-8030 or eballaron@mbard.org.

Regards,

Edward Ballaron
Air Quality Planner I

cc: Richard A. Stedman, Air Pollution Control Officer
David Frisbey, Planning and Air Monitoring Manager
Shawn Boyle, Planning and Air Monitoring Supervisor

Letter 2 – Monterey Bay Air Resources District

1. The air district states that the City should reevaluate the project's VMT impact considering recommendations from MST.

   Refer to the responses to comment #2 and #3 in Letter 1 from MST.

   The applicant's agreement to construct a bus stop along Orchard Lane would not materially affect the VMT analysis in the draft EIR, as a percentage of the project residents are already assumed to utilize transit in the travel demand model used to evaluate VMT impacts of the project. Adding a bus stop closer to the site may nominally increase ridership by residents of the project, but it is unlikely that this change would be sufficient to reduce project VMT/capita to less than significant. Other VMT reduction measures noted by MST may have potential to reduce VMT, but it would be speculative to determine to what extent future residents might avail themselves of these measures initially or consistently over time, and therefore, speculative to quantify if VMT/capita for the project might be reduced.

2. The air district states that it endorses MST's recommendation for developing a transportation demand management program for the project to further reduce VMT and reduce air emissions.

   Refer to the responses to comments 1, 2, and 3 in Letter 1 from MST, and to the response to comment #4 below.

3. The air district identifies "micromobility" options as a tool to reduce project VMT. Examples of micromobility options include bicycles, electric bikes, wheelchairs, and scooters. The purpose of providing micromobility options is to bridge the first and last mile gap to transit access. The air district recommends that the City implement a micromobility program.

   Providing micromobility options for accessing transit are acknowledged, and the City could consider implementing a micromobility program in Soledad. Note in the response to comment #2 in Letter 1, that the applicant has agreed, as a condition of approval, to construct a bus stop along the project site frontage. Therefore, project residents would have immediate access to a transit route such that bridging the gap to transit accessibility would be moot for the project. No changes to the draft EIR are required.

4. The air district recommends using the list of VMT mitigation measures in the California Office of Planning and Research's "Technical Advisory on Evaluating Transportation Impacts in CEQA Documents" to assist with identifying feasible mitigation measures the VMT impact.

   A range of VMT reduction measures were evaluated for their feasibility and validity for the project and for which quantifying associated potential VMT reductions would not be speculative, as discussed in the draft EIR. Sources including the Technical Advisory on Evaluating Transportation Impacts in CEQA Documents, the California Air Pollution Control

Officers' publication "Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity", and Hexagon Transportation Consultants' experience with the regional travel demand model and the firm's experience regarding VMT reduction measure feasibility were considered. After careful review of possible measures with the traffic consultant, the determinations in the project initial study and VMT analysis in Appendix A of the draft EIR, and in Section 5.0, Transportation – Vehicle Miles Traveled of the draft EIR were made.

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Central Region
1234 East Shaw Avenue
Fresno, California 93710
(559) 243-4005
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

August 11, 2025

Ariana Mora, Senior Planner
City of Soledad
248 Main Street Soledad
Monterey, California 93960
(831) 223-5020
amora@cityofsoledad.gov

Subject: Almond Acres
Draft Environmental Impact Report (DEIR)
SCH No.: 2025030381

Dear Ariana Mora:

The California Department of Fish and Wildlife (CDFW) received a DEIR from the City of Soledad pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statue for all the people of the State (Fish and Game Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (*Id*., § 1802).

CDFW is also submitting comments as a **Responsible Agency** under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, activities evaluated in the Plan may be subject to CDFW's lake

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and streambed alteration regulatory authority (Fish and Game Code, § 1600 et seq.). Likewise, to the extent implementation of the Plan as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), related authorization as provided by the Fish and Game Code may be required.

Unlisted Species: Species of plants and animals need not be officially listed as Endangered, Rare, or Threatened (E, R, or T) on any State or federal list to be considered E, R, or T under CEQA. If a species can be shown to meet the criteria for E, R, or T, as specified in the CEQA Guidelines section 15380, CDFW recommends it be fully considered in the environmental analysis for the Project.

PROJECT DESCRIPTION SUMMARY

Proponent: Nino Homes at Almond Acres Inc

Objective: The Project proposes to subdivide three parcels (A, B, and C), and a 55-lot single-family subdivision. A new 12-unit, multi-family apartment building would be constructed on Parcel B (0.38 acres), and stormwater improvements would be constructed on Parcel C (0.41 acres). As part of the Project, a 55-lot single-family subdivision would be constructed on the balance of the site (5.31 acres). Forty-seven of the single-family lots would be 4,250 square feet or less, with the remaining eight lots ranging from 4,500 to 7,358 square feet. A total of 67 units are planned. New internal roads would be constructed within the Project site to access all parcels and individual lots.

Location: The Project is located at 315 Orchard Lane, within Assessor's Parcel Number (APN) 022-281-005.

COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the City of Soledad in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the DEIR prepared for this Project.

1 CDFW originally commented on the Project's Notice of Preparation (NOP) on April 22, 2025, and provided recommendations pertaining to the State candidate Crotch's bumble bee (*Bombus crotchii*), the State species of special concern American badger (*Taxidea taxus*), and the California Rare Plant Rank (CRPR) 1B.1 Congdon's Tarplant (*Centromadia parryi ssp. Congdonii*), and federally threatened and CRPR 1B.2 Monterey spineflower (*Chorizanthe pungens var. pungens*). After a review of the DEIR, CDFW has concerns about the ability of some the proposed mitigation measures to

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reduce impacts to less than significant and avoid unauthorized take for several special-status species, including Crotch's bumble bee and Congdon's Tarplant.

Crotch's Bumble bee

CDFW previously recommended a habitat assessment be conducted as part of the biological studies to inform the DEIR. The DEIR notes that a reconnaissance-level biological survey was conducted on October 11, 2024, after most floral resources had senesced. No additional surveys were performed beyond the October 11, 2024, survey. Appendix C of the DEIR concludes a low probability of Crotch's Bumble Bee (CBB) presence due to marginal habitat—open undeveloped areas and urban landscaping—with few nectar plants and minimal nesting sites such as burrows, vegetation tufts, and construction debris. However, since the survey occurred after most floral resources would have senesced, the availability of nectar resources may not accurately reflect on-site conditions during peak bloom. As such, CDFW recommends the following:

1 cont'd

Recommended Mitigation Measure 1: CBB Habitat Assessment

CDFW recommends a qualified biologist conduct a habitat assessment during the appropriate time of year to determine if the entire Project site and the immediate surrounding vicinity contain habitat suitable to support CBB. Potential nesting sites, which include all small mammal burrows, perennial bunch grasses, thatched annual grasses, brush piles, old bird nests, dead trees, and hollow logs would need to be documented as part of the assessment.

Recommended Mitigation Measure 2: CBB Surveys Prior to Construction

If potentially suitable habitat is identified, regardless of what time of year Project activities will be conducted, CDFW recommends that a qualified biologist conduct focused surveys for CBB and their requisite habitat features following the methodology outlined in the Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023).

Recommended Mitigation Measure 3: CBB Avoidance

If CBB is detected, CDFW recommends that all small mammal burrows and thatched/bunch grasses be avoided by a minimum of 50 feet to avoid take and potentially significant impacts. If ground-disturbing activities will occur during the overwintering period (October through February), consultation with CDFW is warranted to discuss how to implement Project activities and avoid take. Any detection of CBB prior to or during Project implementation warrants consultation with CDFW to discuss how to avoid take.

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1 cont'd

Recommended Mitigation Measure 4: CBB Take Authorization

If take cannot be avoided, CDFW recommends acquiring an Incidental Take Permit (ITP) pursuant to Fish and Game Code Section 2081(b), prior to initiating ground-disturbing activities.

Congdon's Tarplant

Appendix C of the DEIR states there's a low probability of Congdon's tarplant presence within the Project site but notes the site contains suitable habitat. Appendix C notes that there is low probability for Congdon's tarplant as no individuals were observed during the reconnaissance-level biological survey on October 11, 2024.

The blooming period for Congdon's tarplant is generally considered to be from May to October. The peak blooming period would be in late summer, and as the reconnaissance survey was timed near the end of the species bloom period, CDFW recommends conducting additional botanical surveys prior to construction. CDFW recommends these surveys be timed during the Congdon's tarplant's appropriate bloom period (May to October), with at least one survey conducted during the peak bloom period (July) and that nearby reference populations be utilized to facilitate the likelihood of field investigations occurring during the appropriate floristic period. CDFW also recommends the following:

2

Recommended Mitigation Measure 5: Special-Status Plant Avoidance

CDFW recommends special-status plant species be avoided whenever possible by delineation and observing a no-disturbance buffer of at least 50 feet from the outer edge of the plant population(s) or specific habitat type(s) required by special-status plant species. If buffers cannot be maintained, then consultation with CDFW is warranted to determine appropriate minimization and mitigation measures for impacts to special-status plant species.

Recommended Mitigation Measure 6: Special-Status Plant Take Authorization

If a State-listed plant species is identified during botanical surveys, consultation with CDFW is warranted to determine if the Project can avoid take. If take cannot be avoided, take authorization would need to occur through issuance of an ITP, pursuant to Fish and Game Code section 2081 subdivision (b), or Fish and Game Code section 1900 and California Code of Regulations, title 14, section 786.9.

EDITORIAL NOTES AND SUGGESTIONS

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California Natural Diversity Database

3 Please note that the California Natural Diversity Database (CNDDB) is populated by and records voluntary submissions of species detections. As a result, species may be present in locations not depicted in the CNDDB but where there is suitable habitat and features capable of supporting species. A lack of an occurrence record in the CNDDB does not mean a species is not present. In order to adequately assess any potential Project-related impacts to biological resources, surveys conducted by a qualified biologist/botanist during the appropriate survey period(s) and using the appropriate protocol survey methodology are warranted in order to determine whether or not any special-status species are present at or near the Project site.

ENVIRONMENTAL DATA

4 CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database, which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDB. The CNDDB field survey form can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Submitting-Data. The completed form can be mailed electronically to CNDDB at the following email address: CNDDB@wildlife.ca.gov. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

FILING FEES

5 The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089).

CONCLUSION

CDFW appreciates the opportunity to comment on the DEIR to assist the City of Soledad in identifying and mitigating this Project's impacts on biological resources.

More information on survey and monitoring protocols for sensitive species can be found at CDFW's website (https://www.wildlife.ca.gov/Conservation/Survey-Protocols). Please see the enclosed, Attachment 1, Mitigation Monitoring and Reporting Program (MMRP) table, which corresponds with recommended mitigation measures in this comment letter. Questions regarding this letter or further coordination should be directed to Evelyn

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Barajas-Perez, Environmental Scientist, at (805) 503-5738 or evelyn.barajas-perez@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Julie Vance
FA83F09FE08945A...
Julie A. Vance
Regional Manager

ATTACHMENT

ec: State Clearinghouse
Governor's Office of Planning and Research
state.clearinghouse@lci.ca.gov

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REFERENCES

California Department of Fish and Wildlife. 2023. Survey considerations for California Endangered Species Act (CESA) candidate bumble bee species. Sacramento, California, USA.

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Attachment 1

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE RECOMMENDED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT: Almond Acres

SCH No.: 2025030381

RECOMMENDED MITIGATION MEASURE	STATUS/DATE/INITIALS
Before Disturbing Soil or Vegetation	
Crotch's bumble bee (CBB)	
Recommended Mitigation Measure 1: CBB Habitat Assessment	
Recommended Mitigation Measure 2: CBB Surveys Prior to Construction	
Recommended Mitigation Measure 4: CBB Take Authorization	
Congdon's Tarplant	
Recommended Mitigation Measure 6: Special-Status Plant Take Authorization	
During Construction	
Crotch's bumble bee (CBB)	
Recommended Mitigation Measure 3: CBB Avoidance	
Congdon's Tarplant	
Recommended Mitigation Measure 5: Special-Status Plant Avoidance	

Letter 3 – California Department of Fish and Wildlife

1. CDFW recommends additional discussion and mitigation for the potential presence of Crotch's bumble bee (*Bombus crotchii*).

   The initial study in Appendix A of the draft EIR includes a section on biological resources. A site visit was conducted on October 11, 2024, to document existing plant communities/wildlife habitats and assess the suitability of the site to support special-status species. A second site visit was conducted on September 17, 2025, to address this comment letter.

   Although this species is a generalist and, if present, could utilize non-native bur clover (*Medicago polymorpha*), sweet clover (*Melilotos* sp.), or native California poppies (*Eschscholzia californica*) present in small quantities at the site, habitat quality at the site is considered low to very low. Potential nesting habitat is limited and no bumble bees of any species were observed during the site visits. The nearest historical observation of Crotch's bumble bee recorded in the *California Natural Diversity Database* is from 1964 with a general location of "near the Salinas River," approximately 1.4 miles from the project site (Occurrence No. 38, CDFW 2025). According to Bumble Bee Watch, a citizen science project documenting observations of bumble bee species throughout the country, the closest recent observations of Crotch's bumble bee are found in Paicines and Tres Piños, more than twenty miles from the project site.

   The project site is located in an urban area, with the nearest non-developed habitats (agricultural fields) located 1,200 feet to the east, the Salinas River located 1.4 miles to the southwest and foothill grassland located 1.5 miles to the east. The urban nature of the project area, combined with the distance to recent observations of the species and potential contiguous habitats, indicate this species is unlikely to occur within the project area. Additional mitigation measures are not recommended.

2. CDFW recommends additional discussion and mitigation for the potential presence of Congdon's tarplant (*Centromadia parryi* spp. *congdonii*).

   The initial study in Appendix A of the draft EIR includes a section on biological resources. A site visit was conducted on October 11, 2024, to document existing plant communities/wildlife habitats and assess the suitability of the site to support special-status species. A second site visit was conducted on September 17, 2025, to address this comment letter.

   Congdon's tarplant is a low-growing annual herb that typically blooms May to October, with peak blooming from late summer to early fall. It is found on a range of substrates and is tolerant of disturbed and ruderal (weedy) areas, often occurring in patches of non-native grassland. The closest documented occurrence was recorded in 1998 approximately four miles northeast of the project site (Occurrence No. 30, CDFW 2025). Both the site visit in 2024 and the follow up site

visit in 2025 occurred during the blooming period for this species. The site was systematically searched for Congdon's tarplant and none were observed. Additional mitigation measures are not recommended.

3. CDFW notes that a lack of an occurrence record in the California Natural Diversity Database does not mean a species is not present.

   This comment is acknowledged. Please see the responses to comments 1 and 2 above regarding biologists site investigations and conclusions.

4. CDFW notes that CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into California Natural Diversity Database, which may be used to make subsequent or supplemental environmental determinations.

   No observations of special-status species were identified during either of the site investigations, and therefore, there is no information to incorporate into the database.

5. CDFW notes that the project would have an impact on fish and/or wildlife and an assessment of filing fees is necessary.

   This comment is acknowledged.

Sources

Bumble Bee Watch. 2025. *Bumble Bee Maps*. Accessed September 2025. https://www.bumblebeewatch.org/

California Department of Fish and Wildlife. 2025. *California Natural Diversity Database*. Accessed September 2025. https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx

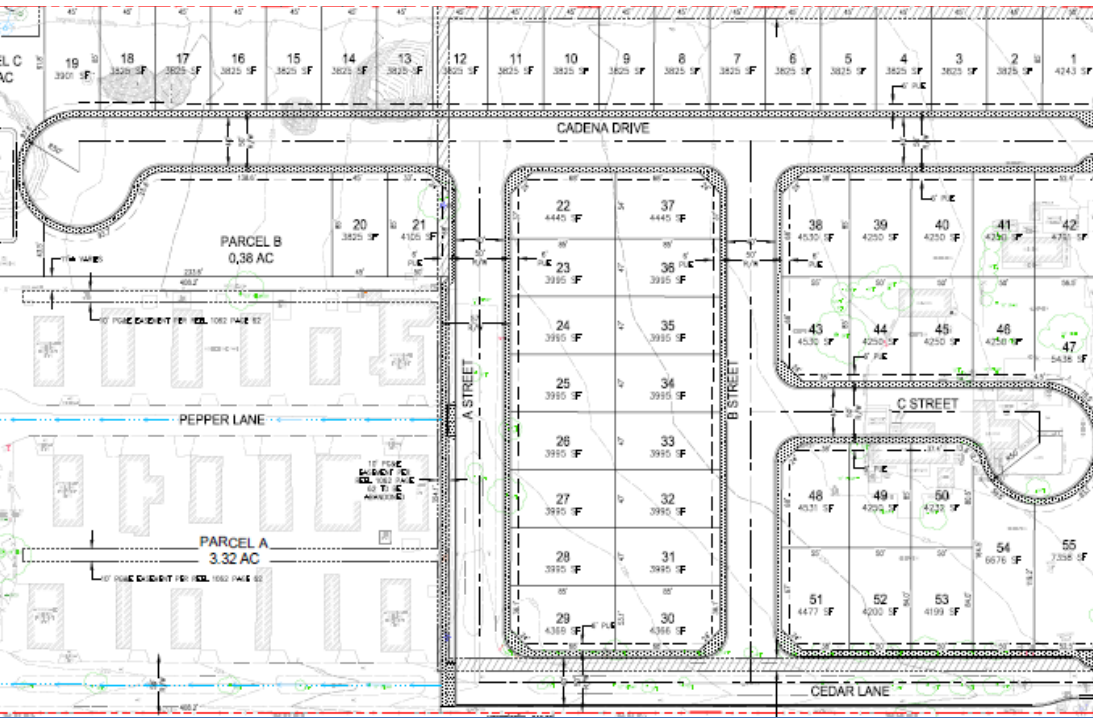
Exhibit B

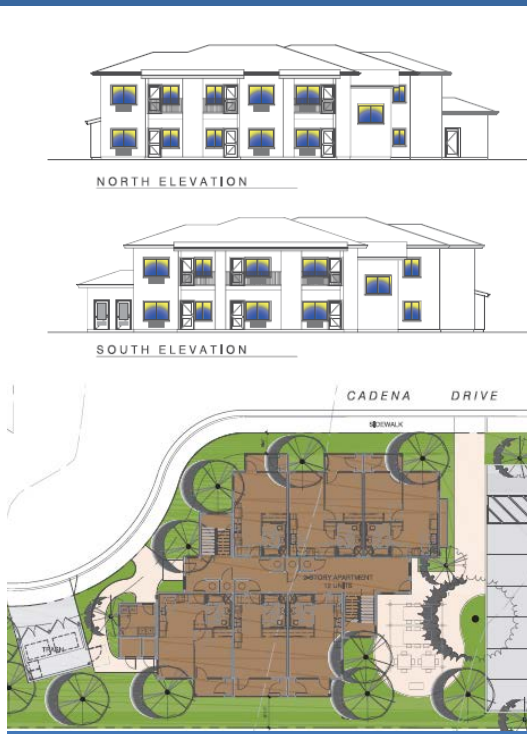
CEQA Findings

Almond Acres

SCH# 2025030381

November 25, 2025





Prepared by

EMC Planning Group

CEQA FINDINGS

ALMOND ACRES

SCH# 2025030381

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November 25, 2025

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CEQA Findings of Fact and Statement of Overriding Considerations – Almond Acres EIR

I. Environmental Review Process

CEQA (PRC Section 21000 et seq.) requires state and local government agencies to consider the environmental consequences of projects for which they have discretionary authority. This document, which has been prepared in compliance with the requirements of CEQA and the CEQA Guidelines (California Code of Regulations Title 14 Section 15000 et seq.), sets forth the findings of the City of Soledad (hereafter referred to as "City"), the lead agency under CEQA, regarding the Almond Acres Project (also referred to as the "project" or "proposed project").

The primary source of information for this document is the Final Environmental Impact Report (Final EIR; SCH #2025030381) for the proposed project, and the documents that have been incorporated into the Final EIR directly or by reference. Full descriptions of the proposed project, its associated environmental impacts, mitigation measures, project alternatives, and other information required under CEQA are contained in the Final EIR. The Final EIR consists of the Draft EIR and the responses to comments on the Draft EIR.

To determine the scope of the Draft EIR, the City prepared an initial study. The initial study can be found as Appendix A to the Draft EIR. The initial study identified several potentially significant impacts of the project and includes mitigation measures to reduce those impacts to less than significant. However, the vehicle miles traveled (VMT) impact was found to be significant and unavoidable. Thus, the initial study was used to focus the Draft EIR on the topic of VMT. The determinations of impact significance for project are, therefore, found in both the initial study in Appendix A of the Draft EIR and in the body of the Draft EIR for VMT. The City then prepared a Notice of Preparation (NOP). On March 10, 2025, the NOP was distributed to trustee and responsible agencies, members of the public, other interested parties, and the Governor's Office of Land Use and Climate Innovation (formerly named the California State Clearinghouse). This began the 30-day public review period, which ended on April 10, 2025. Written responses to the NOP were received from the following:

1. Native American Heritage Commission, March 11, 2025;
2. Monterey-Salinas Transit, March 25, 2025;
3. Pacific Gas and Electric Company, April 2, 2025;

4. Pacific Gas and Electric Company, April 8, 2025;
5. California Department of Transportation – District 5, April 8, 2025;
6. Monterey Bay Air Resources District, April 9, 2025; and
7. California Department of Fish and Wildlife, April 22, 2025.

Comments received in response to the NOP were considered during preparation of the Final EIR and are included in their entirety in that document.

The Draft EIR, with an accompanying Notice of Completion (NOC), was circulated to the State Clearinghouse, trustee agencies, responsible agencies, other government agencies, and interested members of the public for a 45-day review period, extending from June 27, 2025 through August 11, 2025.

Comments on the Draft EIR, a list of commenters, and the City's responses to comments are contained in the Final EIR, dated November 5, 2025. Pursuant to CEQA Guidelines Section15088(b), the Final EIR was made available for review by agencies and interests that provided written comments on the Final EIR for at least 10 days prior to the City Council public hearing at which the City Council considered certifying the Final EIR.

The Final EIR consists of the following:

A. Draft Environmental Impact Report ("Draft EIR"), dated June 9, 2025;

B. All appendices to the Draft EIR;

C. Final EIR, dated November 2025, containing all written comments and responses on the Draft EIR and refinements and clarifications to the Draft EIR;

D. All comments and City responses entered into the record in writing, as well as accompanying technical memoranda or evidence entered into the record; and

The Final EIR did not provide any significant new information regarding the proposed project or cumulative impacts or mitigation measures beyond that contained in the Draft EIR.

II. Project Description

For the complete project description, refer to Draft EIR Section 4.0, Project Description. Key elements of the project description are summarized below to inform review of these CEQA findings.

Project Location

The Almond Acres project site is located in the eastern portion of the City of Soledad on 12.48 acres. The project site fronts Orchard Lane and is located between Cedar Lane and Calle Valverde,

consisting of undeveloped non-native annual grassland and ruderal vegetation. Eighteen mobile homes are located in the southwestern portion of the property that would remain. Three on-site houses from Orchard Lane – these homes would be removed. The site slopes mildly from northeast to southeast, with ranges in elevation from approximately 234 feet in the northeast to approximately 224 feet in the southwest.

The project site is bordered by residences to the north and east, San Vicente Elementary School to the south, and Gabilan Elementary School and the Soledad Community Center to the west.

Project Objectives

The underlying purpose of the project is to support the City's projected growth needs consistent with the General Plan. The objectives are based on the applicant's vision for developing the site as anticipated by the General Plan and consistent with the zoning designation of the site. The objectives are as follows:

- Design the project using the development standard flexibility allowed per the City's Planned Unit Development regulations to maximize compatibility of new development with existing adjacent land uses;
- Utilize the City's Planned Unit Development regulations to enable developing a portion of the site as multi-family residential (senior/affordable housing) to meet the City's inclusionary housing requirements and deliver housing in critical need;
- Develop market rate single-family housing consistent with the General Plan land use designation for the site; and
- Reduce environmental impacts of development by building new housing on a degraded infill site that is centrally located in the city.

Project Characteristics

The applicant has submitted an application for a vesting tentative subdivision map (TSM 2024-01) to subdivide the site into three parcels (A, B, and C), and a 55-lot single-family subdivision. The existing mobile home park would be retained on Parcel A (3.32 acres). A new 12-unit, multi-family affordable housing apartment building is planned on Parcel B (0.38 acres), and stormwater improvements would be installed on Parcel C (0.41 acres). The single-family subdivision would be constructed on 5.31 acres, with the 3.06-acre balance of the site comprised of new internal roadways. Forty-seven of the single-family lots would be 4,250 square feet or less, with the remaining eight lots ranging from 4,500 to 7,358 square feet. A total of 67 units are planned.

A Planned Unit Development approval is also required to allow for the site planning flexibility being proposed.

Roadway and Stormwater Facilities

New internal roads would be constructed to access all parcels and individual lots. Existing Cardena Drive would be extended west into the site to terminate in a cul-de-sac. Streets A and B would extend south from Cardena Drive with a Street C cul-de-sac constructed east from Street B. Cedar Lane is an existing street that traverses about half of the southern site boundary from. It would be improved to City standards to provide a second access to Orchard Lane. All new streets would be 50 feet wide, with two 12-foot travel lanes, two 8-foot parking lanes and 5-foot sidewalks on both sides.

A bio-retention facility is planned on Parcel C to be consistent with stormwater management and water quality control requirements. Underground stormwater chambers would be placed here and sized to retain greater than the 95th percentile rain events and runoff to predevelopment levels for a 100-year storm event.

III. Findings and Statement of Overriding Considerations Background

The content of sections IV through IX of this finding and statement of overriding considerations document generally follow direction provided in CEQA Guidelines Section 15091, Findings:

> 15091. FINDINGS
>
> (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
>
> (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
>
> (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
>
> (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.
>
> (b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.

> (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subdivision (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
>
> (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.
>
> (e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.
>
> (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The findings and statement of overriding considerations provide the written analysis and conclusions of the City Council regarding the environmental impacts of the project, the mitigation measures for those impacts, and alternatives to the proposed project.

In consideration of making these findings and determinations, the City Council has considered the opinions of other agencies and members of the public, including opinions that disagree with some of the analysis and, to the extent they are indirectly implicated, the significance thresholds used in the Final EIR. The City Council finds that the determination of significance thresholds is a judgment within the discretion of the City Council; the significance thresholds used in the Final EIR are supported by substantial evidence in the record, including the expert opinion of the Final EIR preparers and City of Soledad staff; and the significance thresholds used in the Final EIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the project.

The initial study in Appendix A of the Draft EIR, which is incorporated into the Final EIR, identified the potential for the project to cause significant environmental impacts in the areas of: air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and noise. The City Council finds that the feasible mitigation measures for these impacts identified in the initial study, with the exception of the unmitigable VMT impact discussed in Section V of this document, reduce the project impacts to a less-than-significant level. The City Council adopts all of the feasible mitigation measures for the project described in the Final EIR as conditions of approval of the project and incorporates those into the project.

The information in Sections IV and V of this document summarizes the environmental determinations of the Final EIR about the project environmental impacts before and after mitigation. This information does not describe the full analysis of each environmental impact

contained in the Final EIR. Instead, each environmental impact is listed, along with the applicable mitigation measure(s) described in the Final EIR, and the City Council's findings on the significance of each environmental impact after imposition of the applicable mitigation measure(s) are described. A full explanation of the environmental impacts and significance conclusions can be found in the Final EIR and this findings document hereby incorporate by reference the discussion and analysis in the Final EIR supporting the determinations regarding the environmental impacts and mitigation measures designed to address those impacts.

Accordingly, the City Council approves the findings herein as its findings regarding the project's environmental impacts before and after mitigation. In making these findings, the City Council ratifies, adopts, and incorporates the analysis and explanations in the Final EIR, and ratifies, adopts, and incorporates in these findings the determinations and conclusions of the Final EIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

The City Council adopts, and incorporates as conditions of approval of the project, the mitigation measures set forth in the Mitigation Monitoring Program (MMRP) to reduce or avoid the potentially significant and significant impacts of the project. In recommending adoption of these mitigation measures, the City Council adopts each of the mitigation measures identified by the Final EIR. In the event a mitigation measure recommended in the Final EIR has inadvertently been omitted from the MMRP, the City Council hereby adopts such mitigation measures by reference. In addition, in the event the language describing a mitigation measure set forth in the MMRP fails to accurately reflect the mitigation measures in the Final EIR due to a clerical error, the language of the mitigation measure as set forth in the Final EIR shall control, unless the language of the mitigation measure has been specifically and expressly modified by these findings.

IV. Findings for Significant Environmental Impacts Mitigated to a Less-than-Significant Level

This section includes the significant impacts identified in the initial study (Appendix A of the Draft EIR) that can be mitigated to less than significant, the mitigation measure(s) that would reduce the impacts to less than significant, and findings and facts in support of the findings for each impact.

A. Air Quality

The project impacts on air quality are discussed in Section 3.0, Air Quality, of the initial study (Appendix A of the Draft EIR).

Impact – Operation of Construction Equipment Could Expose Sensitive Receptors to Toxic Air Contaminants

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure AQ-1. The applicant shall prepare a construction management plan that shall specify best management practices for reducing toxic air contaminants from diesel powered equipment used during construction activities. The plan shall include the following measures, which shall be included in all bid documents, grading and construction plans and implemented by the project contractor during construction.

a. Heavy-duty diesel vehicles will have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation, and will not be staged within 500 feet of occupied residences.

b. Idling of construction equipment and heavy-duty diesel trucks will be avoided where feasible, and if idling is necessary, it will not exceed three minutes.

c. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications and will be checked by a certified visible emissions evaluator.

d. All non-road diesel construction equipment will, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment will use alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

Facts in Support of the Findings

The dust control measures identified in Mitigation Measure AQ-1 have been recommended by the air district over time as best management measures for reducing emissions from diesel equipment used during construction activities. Diesel particulate matter contained in those emissions can be a health risk to nearby sensitive receptors. Imposition of the measures as contractor specifications is a common CEQA mitigation approach. The measures will sufficiently reduce diesel emissions from construction activities such that this potentially significant impact will be reduced to less than significant.

B. Biological Resources

The project impacts on biological resources are discussed in Section 4.0, Biological Resources, of the initial study (Appendix A of the Draft EIR).

Impact. Disturbance of Roost and/or Natal Sites Occupied by Special-Status Bats Could Results in the Loss or Harm to Species

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure BIO-1. Special-Status Bat Species. The following measures shall be implemented to avoid loss of or harm to special-status bat species:

1. Prior to issuance of tree removal, demolition, and grading permits, approximately 14 days prior to tree removal or any construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of the construction easement. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked.
2. If no roosting sites or bats are found, a letter report shall be prepared by the biologist and submitted to City of Soledad, where it shall be kept on file, and no further measures are required.
3. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife.
4. The nursery season is typically from May 1 to October 1. If bats are found roosting outside of the nursery season, California Department of Fish and Wildlife shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan shall be submitted to California Department of Fish and Wildlife for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in

consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

Mitigation Measure BIO-2. Worker Environmental Awareness Program. Prior to the project commencement, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to roosting bats and nesting birds. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training. The project applicant shall document evidence of completion of this training by a letter report prepared by the biologist and submitted to the City of Soledad, where it will be kept on file.

Facts in Support of the Findings

If special-status bat species are present during construction activities, including tree or building removal, the project could result in the disturbance of roost and/or natal sites occupied by special-status bat species if the activities were to occur on or adjacent to the project site. Implementation of this mitigation measure would reduce potential impacts to special-status bat species to less than significant by requiring a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of the construction easement prior to issuance of tree removal, demolition, and grading permits and approximately 14 days prior to tree removal or any construction activities. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife. Therefore, this impact is less than significant with mitigation incorporated.

Impact. Disturbance to Nesting Birds During Construction Could Results in the Loss or Harm to Species

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure BIO-3. Nesting Birds. To avoid impacts to nesting birds during the nesting season (January 15 through September 15), all construction activities should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

1. Two surveys for active bird nests will occur within 14 days prior to start of ground disturbance, with the final survey conducted within 48 hours prior to ground disturbance. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City of Soledad and no further mitigation is required.
2. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the City of Soledad.

Facts in Support of the Findings

If nesting birds protected by state and federal regulations are present during soil-disturbing or construction activities including vegetation removal and site preparation, the proposed project may directly result in loss of active nests, or indirectly result in nest abandonment and thereby cause loss of fertile eggs or nestlings. Implementation of this mitigation measure would reduce potential impacts to nesting birds and raptors to less than significant by requiring a preconstruction survey prior to construction in and adjacent to the project site. A previously presented measure (BIO-2) also requires preconstruction training to inform workers at the construction site that nesting birds may be found and steps to follow if any nesting activity is observed. If nesting activity is observed, measures to protect the nest(s) shall be implemented. Therefore, this impact is less than significant with mitigation incorporated.

C. Cultural Resources

The project impacts on cultural resources are discussed in Section 5.0, Cultural Resources, of the initial study (Appendix A of the Draft EIR).

Impact. Potential Adverse Change to Historic Resources and/or Unique Archaeological Resources During Construction

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure CUL-1. In the event that archaeological resources are encountered during ground disturbing activities, the contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites.

Facts in Support of the Findings

A pedestrian survey was conducted at the project site, but no resources were found. Mitigation Measure CUL-1 is designed to ensure that, if cultural resources are uncovered during construction activities, appropriate measures are taken to protect and treat the resources. This is standard mitigation that ensures the potential impact on cultural resources, if present, are reduced to less than significant.

Impact. Potential to Disturb Native American Human Remains During Construction

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure CUL-2. In the event that human remains (or remains that may be human) are discovered at the project site, Public Resource Code Section 5097.98 must be followed. All grading or earthmoving activities shall immediately stop within 50 meters (165 feet) of the find. The Monterey County Coroner will be notified immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the project proponent shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (Public Resource Code [PRC] § 5097). The coroner shall contact the Native American Heritage Commission (NAHC) to determine the most likely descendant(s) (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD will determine the most appropriate means of treating the human remains and associated grave artifacts, and shall oversee the disposition of the remains. In the event the NAHC is unable to identify an MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity within the project area in a location not subject to further subsurface disturbance if: a) the Native American Heritage Commission is unable to identify the MLD or the MLD failed to make a recommendation within 48 hours after being allowed access to the site; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Facts in Support of the Findings

A pedestrian survey was conducted at the project site, but no resources were found. Mitigation Measure CUL-2 is designed to ensure that if cultural resources, including human remains, are uncovered during construction activities, that appropriate measures are taken to protect and treat the resources. Mitigation Measure CUL-2 is designed specifically to provide direction for actions to be taken if human remains, rather than other cultural resource artifacts, are uncovered during construction. This is standard mitigation that will ensure potential impacts on human remains, if present, are reduced to less than significant.

D. Geology and Soils

The project impacts related to geology and soils are discussed in Section 7.0, Geology and Soils, of the initial study (Appendix A of the Draft EIR).

Impact. Directly or Indirectly Destroy a Unique Paleontological Resource During Construction

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure GEO-1. The following language shall be included on all grading permits: "If paleontological resources are discovered during demolition and earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures in consultation with the City of Soledad Community and Economic Development Department."

Facts in Support of the Findings

Mitigation Measure GEO-1 is designed to ensure that, if paleontological resources are uncovered during construction activities, appropriate measures are taken to protect and treat the resources. This is standard mitigation that ensures the potential impact on paleontological resources, if present, are reduced to less than significant.

E. Hazards and Hazardous Materials

The project impacts regarding hazards and hazardous materials are discussed in Section 9.0, Hazards and Hazardous Materials, of the initial study (Appendix A of the Draft EIR).

Impact. Demolition Activities Could Release Hazardous Materials into the Environment

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure HAZ-1. Asbestos and Lead-Based Paint Survey Report. The project developer shall conduct an Asbestos and Lead-Based Paint Survey Report on the existing single-family home at 315 Orchard Lane prior to its demolition to identify the potential presence of asbestos and lead-based paint. The survey report shall be submitted for review and approval by the City Building and Safety Division prior to issuance of a demolition permit. The survey report shall include, but is not limited to:

- Visual inspection;
- Collection of samples;
- Testing of samples;

- Consolidating data and findings into a written report; and
- Recommendations provided, as necessary.

If no asbestos or lead-based paint is detected, demolition of the single-family home may commence with no additional precautions. If asbestos and/or lead-based paint is detected, the recommendations provided within the survey report shall be implemented.

Facts in Support of the Findings

Mitigation Measure HAZ-1 is designed to ensure that if asbestos or lead-based paint is found on the existing home, the appropriate measures will be taken to protect the potential for its release into the environment. This is standard mitigation that will ensure potential impacts associated with the release of hazardous materials into the environment, if present, are reduced to less than significant.

F. Noise

The project noise impacts are discussed in Section 13.0, Noise, of the initial study (Appendix A of the Draft EIR).

Impact. Construction Activities Would Cause a Substantial Temporary Noise Increase

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure N-1. The following best management practices shall be applied during project construction. The management practices shall be included in all construction documents, subject to review and approval by the City Engineer, prior to issuance of a demolition or grading permit:

- Per the City of Soledad Municipal Code, construction activities shall not occur outside the hours of 7:00 AM to 6:00 PM;
- All construction equipment shall be properly maintained and muffled as to minimize noise generation at the source;
- Noise-producing equipment shall not be operating, running, or idling while not in immediate use;
- All noise-producing construction equipment shall be located and operated, to the extent possible, at the greatest possible distance from any noise-sensitive land uses;
- Locate construction staging areas, to the extent possible, at the greatest possible distances from any noise-sensitive land uses; and

- Signs shall be posted at the construction site and near adjacent sensitive receptors displaying hours of construction activities and providing the contact phone number of a noise disturbance coordinator to be identified by the construction contractor. The coordinator shall be responsible for addressing construction noise issues that may be raised by residents or other affected parties. Concerns that cannot be resolved by the coordinator may then be raised with the Community and Economic Development Director, who has final authority to resolve such concerns.

Facts in Support of the Findings

The noise reduction measures in Mitigation Measure N-1 are common best management practices for reducing short-term noise from such activities. They represent a common strategy for ensuring the individual sources of noise are reduced, that periods of construction be limited to reduce noise generation during hours at which noise receptors are most sensitive to noise, and providing a means for noise nuisances, if any, to be addressed and reduced. Together, these measures would reduce construction noise impacts to less than significant.

V. Findings for Environmental Impacts that are Significant and Unavoidable

This section includes the significant impact identified in the Final EIR that cannot be mitigated to less than significant because of the absence of project design features or mitigation that would reduce VMT. This section also includes findings and facts in support of the findings for the impact.

A. Transportation (VMT)

The project VMT impact is discussed in Section 5.0, Transportation (VMT) and Section 6.0, Significant and Unavoidable Impacts, of the Final EIR.

Impact 5-1. Conflict with CEQA Guidelines Section 15064.3 by Exceeding the Applicable Threshold for VMT

Findings

A VMT reduction of 11.7 percent would be required to reduce the impact to a less-than-significant level. Project design features would reduce VMT, but not to less than significant and no feasible, measurable and/or implementable mitigation measures were identified to reduce VMT to less than significant.

Facts in Support of the Findings

The multi-family housing component of the project would generate approximately 3.5 percent fewer daily trips compared to a single-family project, but even with this design feature, the project would still exceed the VMT threshold by 8.2 percent.

A range of other VMT reduction measures were considered to further reduce VMT (primarily transit-related), but their implementation is deemed to be infeasible or uncertain. Therefore, the VMT impact is significant and unavoidable.

VI. Findings Regarding Alternatives to the Proposed Project and the City Council's Decision to Reject the Alternatives

The Final EIR evaluated three alternatives to the proposed project:

1. Alternative 1: No Project;
2. Alternative 2: All Affordable Housing; and
3. Alternative 3: Increased Multi-Family Housing.

The Final EIR compared the environmental impacts of each alternative to the proposed project and the relative ability of each alternative to meet project objectives. The Final EIR also summarized the criteria used to identify a reasonable range of alternatives for review in the EIR and briefly discussed other alternatives considered, but not selected for detailed analysis.

A. Discussion and Findings for Alternatives

Alternative 1: No Project

Under CEQA, a "no project alternative" must be evaluated. This alternative must discuss the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. The "No Project" alternative is based on a single-family residential land use designation that applies to the site. Development under this designation would be reasonably foreseeable in the absence of the proposed project. Under this alternative, development capacity for the site is assumed to be 67 detached single-family units on small lots. This alternative also assumes the area of disturbance on the project site is the same as for the proposed project.

This alternative would worsen the unavoidable VMT impact of the proposed project because the trip generation rate for single-family detached housing is greater than for multi-family units. Thus, it would generate a greater number of average daily vehicle trips. Refer to Section 8.0, Alternatives, of the Final EIR for more discussion about this alternative and its relative impacts compared to the proposed project.

The No Project alternative would meet only two of the project objectives - it would enable single-family housing consistent with the General Plan on a biologically degraded infill site centrally located in Soledad. However, this alternative would not include multi-family units (senior/affordable housing) and would not implement the City's Planned Unit Development regulations.

Because of its failure to meet two fundamental project objectives, the City Council hereby rejects the No Project alternative.

Alternative 2: All Affordable Housing

The California Governor's Office of Land Use and Climate Innovation recommends presuming that residential development that is 100 percent affordable and constructed on an infill parcel would have a less than significant VMT impact. The project site is an infill parcel. This alternative evaluates the impacts of a project comprised of 100 percent affordable housing, which would reduce the VMT impact to less than significant. With the addition of the 12 multi-family units already included in the project design, this all-affordable housing alternative would consist of constructing 118 multi-family units. Refer to Section 8.0, Alternatives, of the Final EIR for more discussion about this alternative and its relative impacts compared to the proposed project.

This alternative would meet three of the four project objectives. It would not meet the objective to develop single-family housing consistent with the General Plan. However, this alternative would reduce the significant and unavoidable VMT impact to less than significant.

While this alternative would be superior to the proposed project from an environmental impact perspective, it would not accomplish the project objective of consistency with the General Plan. Further, the Housing Element already identifies enough development capacity for higher residential densities sufficient to meet affordable housing cost criteria – there is no need to identify additional capacity for higher density residential uses for this purpose. In addition, the small-lot/small single-family residential uses proposed are considered to be affordable to moderate income households in Soledad. This housing product type is in high demand in Soledad and would provide housing that meets an important goal of the Housing Element. Eliminating this product type from the project would eliminate this important benefit. Therefore, City Council hereby rejects the All Affordable Housing alternative.

Alternative 3: Increased Multi-Family Housing

The purpose of this alternative is to increase the number of multi-family units and reduce the number of single-family units as a basis to reduce daily vehicle trip volume and associated daily VMT. Residential development capacity under this alternative is assumed to be the same as the proposed project at 67 units and the project site area of disturbance would be the same as for the proposed project.

One possible variation in the ratio of multi-family to single-family unit types that would reduce VMT is to construct 23 multi-family units and 44 single-family units (a change from 12 multi-family units and 55 single-family units as proposed). With this change, daily VMT/capita would be reduced by 12 percent, which is greater than the 8.2 percent reduction needed for VMT to be reduced to or below the threshold of significance of 11.2 VMT/capita. This results from the lower daily vehicle trip rate for multi-family units relative to single-family units. Refer to Section 8.0, Alternatives, of the Final EIR for more discussion about this alternative.

This alternative would reduce the significant and unavoidable VMT impact to less than significant. This alternative would meet three of the four project objectives, and would partially meet the fourth objective, constructing single-family housing consistent with the General Plan, but to a lesser degree than the proposed project.

While this alternative would be superior to the proposed project from an environmental impact perspective, it would not accomplish the project objective of consistency with the General Plan.

As also described for Alternative 2, the Housing Element already identifies enough development capacity for higher residential densities sufficient to meet affordable housing cost criteria – there is no need to identify additional capacity for higher density residential uses for this purpose. In addition, the small-lot/small single-family residential uses proposed are considered to be affordable to moderate income households in Soledad. This housing product type is in high demand in Soledad and would provide housing that meets an important goal of the Housing Element. Eliminating this product type from the project would eliminate this important benefit. Therefore, City Council hereby rejects the Increased Multi-Family Housing alternative.

Findings Regarding Adequacy of Range of Alternatives

The City Council finds that the range of alternatives evaluated in the EIR reflects a reasonable attempt to identify and evaluate various types of alternatives that would be capable of avoiding or substantially lessening the environmental impacts of the proposed project, while accomplishing most of the project objectives. The City Council finds that the alternatives analysis is sufficient to inform the City Council and the public regarding the tradeoffs between the degree to which alternatives to the project could avoid or lessen environmental impacts and the corresponding degree to which the alternatives would hinder the ability to achieve project objectives.

VII. Statement of Overriding Considerations

Before adopting a Statement of Overriding Considerations, the City Council, as the lead agency or decision-making agency, must meet the following provisions set forth in section 15093 of the CEQA Guidelines:

a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

b) When the lead agency approves a project that will result in the occurrence of significant effects identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

The City Council finds and determines that its approval of the proposed project would result in one significant adverse environmental effect that cannot be avoided because of the absence of project design features or mitigation that would reduce Impact 5-1, Conflict with CEQA Guidelines Section 15064.3 by Exceeding the Applicable Threshold for VMT, to less than significant.

This impact is both individually and cumulatively significant. In light of the considerations described below, this City Council chooses to approve the proposed project because in its view, the benefits resulting from the proposed project will render the significant VMT impact acceptable. Each of the overriding considerations set forth below constitutes a separate and independent ground for finding that the benefits of the proposed project outweigh its significant adverse environmental effects and is an overriding consideration warranting approval.

Findings Regarding the Proposed Project and Statement of Overriding Considerations

The City finds and determines that the benefits of the proposed project are sufficient to make a finding that the environmental effect that is not reduced to a level of less than significant is acceptable and justify the adoption of a Statement of Overriding Considerations. The following Findings cite substantial evidence in the record and state the City of Soledad's specific reasoning (CEQA Guidelines Section 15093(b).). The record materials cited in Section IX are representative of materials in the record; additional evidence in the record supports these findings. In the event that any finding is declared unenforceable or inadequate as a matter of law, such finding will be considered deleted, and the remaining findings shall remain in full force and effect.

The proposed project as set forth in the City's Findings would feasibly and inclusively achieve all of the specific economic, legal, social, technological, or other benefits identified below. In accordance with CEQA Guidelines Section 15093, the City Council finds that the benefits of the proposed project outweigh the unavoidable adverse environmental effects that would result from its implementation, and that the adverse environmental effect listed above is considered acceptable, for the specific reasons set forth below:

- The project is consistent with General Plan land use and zoning designations for the project site;
- The project implements the Housing Element by providing residential uses, including multi-family housing at a density considered to meet affordable housing criteria, and including small-lot/unit size single-family residential units considered to be affordable by design. Both product types are in high demand in Soledad, with the latter type particularly beneficial for its affordability to moderate income buyers.
- The project is proposed on an infill parcel, which yields benefits that include:
  - Efficient use of existing water, sewer and transportation infrastructure;
  - Reduced pressure to convert agricultural land at the margins of the city to urban residential uses to meet the City's Regional Housing Needs Assessment requirements; and
  - Reduces vehicle trip length and associated transportation source criteria air emissions and GHGs relative to growth at the margins of the city.
- The project site is located on a new MST bus route, which may help reduce vehicle trip volume with the co-benefit of reducing transportation-source air emissions and GHGs. As a condition to consult with MST, the project may include constructing a new bus stop that could further enhance transit use by project and nearby residents.

Benefits of the Proposed Project Outweigh the Potentially Significant Environmental Impacts

The proposed project is located in a rural setting with a limited transit network, a discontinuous pedestrian network, and in an area of the city where a mixed-use project would be inconsistent with the land use designation for the site adjoining land uses. This locational and land use context makes it challenging for any substantially single-family residential project in Soledad that is consistent with the General Plan to achieve a 15 percent reduction in average VMT/capita. The benefits of the project as discussed here are, therefore, set against the backdrop that its significant and unavoidable VMT impact is not likely to be unique to the proposed project. It is possible that any future predominantly lower-density residential project proposed in Soledad could result in a significant unavoidable VMT impact.

As set forth above, the proposed project provides significant benefits to the City and the community of Soledad as a whole. The City Council has weighed the benefits of the proposed project against the significant and unavoidable impacts of the proposed project identified in the Final EIR and listed above. The City Council hereby determines that the benefits of the proposed project outweigh the adverse VMT impact of the proposed project, and further determines that the significant and unavoidable VMT impact is acceptable.

Accordingly, the City Council adopts the Statement of Overriding Considerations, recognizing that a significant and unavoidable impact will result from implementation of the proposed project. Having adopted all feasible mitigation measures as discussed in the Draft EIR, Final EIR, and Findings; rejected infeasible alternatives to the proposed project as discussed in the Draft and Final EIR, the Findings, and this Statement of Overriding Considerations; and recognized the significant and unavoidable impact of the proposed project, the City Council hereby finds that each of the separate benefits of the proposed project, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants approval of the proposed project and outweighs and overrides its significant and unavoidable impact, and thereby justifies the approval of the proposed project.

VIII. Mitigation Monitoring and Reporting Program

The City Council recognizes that any approval of the proposed project requires adoption and implementation of a Mitigation Monitoring and Reporting Program (MMRP), which ensures performance of identified mitigation measures. The MMRP must identify the entity responsible for monitoring and implementation, and the timing of such activities. The City will use the MMRP to track compliance with proposed project mitigation measures. The MMRP will remain available for public review during the compliance period. The City Council will also be asked to adopt the MMRP after project approval.

IX. Record of the Proceedings

The documents and other materials that constitute the record of proceedings on which the City Council bases the Findings are located at the City of Soledad Community and Economic Development Department office, 248 Main Street Soledad, California 93960. The custodian for these documents and materials that constitute the record is the City of Soledad Community and Economic Development Director's office. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Title 14 California Code of Regulations (CEQA Guidelines) Section 15091(e).

The environmental analysis provided in the Final EIR and these findings are based on and are supported by the following documents, materials and other evidence, which constitute the administrative record for the approval of the project:

A. All project plans and materials for the project.

B. The NOP, comments received on the NOP, as well as the initial study attached to the NOP, and all other public notices issued by the City in relation to the Draft and Final EIR (e.g., Notice of Availability).

C. The Draft EIR, the Final EIR, all appendices to any part of the Final EIR; all technical materials; plans; comment letters; and responses to comments.

D. All non-draft and/or non-confidential reports and memoranda prepared by the City and consultants related to the Final EIR, its analysis and findings.

E. Minutes and transcripts of the discussions regarding the project and/or project components at public hearings held by the Planning Commission and/or City Council.

F. Staff reports associated with Planning Commission and/or City Council meetings on the project and supporting technical memoranda and any letters or other material submitted into the record by any party.

G. Matters of common knowledge to the Planning Commission and/or City Council which they consider, such as the City of Soledad General Plan and City of Soledad General Plan EIR.

Mitigation Monitoring and Reporting Program

1.1 Introduction

CEQA Guidelines section 15097 requires public agencies to adopt reporting or monitoring programs when they approve projects subject to an environmental impact report or a negative declaration that includes mitigation measures to avoid significant adverse environmental effects. The reporting or monitoring program is to be designed to ensure compliance with conditions of project approval during project implementation in order to avoid significant adverse environmental effects.

The law was passed in response to historic non-implementation of mitigation measures presented in environmental documents and subsequently adopted as conditions of project approval. In addition, monitoring ensures that mitigation measures are implemented and thereby provides a mechanism to evaluate the effectiveness of the mitigation measures.

A definitive set of project conditions would include enough detailed information and enforcement procedures to ensure the measure's compliance. This monitoring program is designed to provide a mechanism to ensure that mitigation measures and subsequent conditions of project approval are implemented.

1.2 Monitoring and Reporting Program

This monitoring program incorporates the mitigation measures included in the project environmental impact report and the initial study attached to the environmental impact report. The mitigation measures are designed to eliminate or reduce significant adverse environmental effects to less than significant levels. The mitigation measures will be conditions of project approval, which the project proponent is required to complete before, during and after project implementation.

The attached checklist is a tool to be used for monitoring implementation of the mitigation measures. The checklist contains all mitigation measures in the environmental impact report and the initial study attached to the environmental impact report.

1.3 Monitoring and Reporting Program Procedures

The City of Soledad shall use the attached monitoring checklist for the proposed project. The monitoring program should be implemented as follows:

1. The Soledad Community and Economic Development Department should be responsible for coordination of the monitoring program, including the monitoring checklist. The Soledad Community and Economic Development Department should be responsible for completing the monitoring checklist and distributing the checklist to the responsible individuals or agencies for their use in monitoring the mitigation measures.
2. Each responsible individual or agency will then be responsible for determining whether the mitigation measures contained in the monitoring checklist have been complied with. Once all mitigation measures have been complied with, the responsible individual or agency should submit a copy of the monitoring checklist to the Soledad Community and Economic Development Department to be placed in the project file. If the mitigation measure has not been complied with, the monitoring checklist should not be returned to the Soledad Community and Economic Development Department.
3. The Soledad Community and Economic Development Department will review the checklist to ensure that appropriate mitigation measures have been complied with at the appropriate time, e.g. prior to issuance of a use permit, etc.
4. If a responsible individual or agency determines that a non-compliance has occurred, a written notice should be delivered by certified mail to the project proponent within 10 days, with a copy to the Soledad Community and Economic Development Department, describing the non-compliance and requiring compliance within a specified period of time. If non-compliance still exists at the expiration of the specified period of time, construction may be halted and fines may be imposed at the discretion of the City of Soledad.

1.4 Monitoring and Reporting Checklist

Step 1 - Prior to Issuance of Demolition or Tree Removal Permits

BIO-1 Special-Status Bat Species. The following measures shall be implemented to avoid loss of or harm to special-status bat species:

1. Prior to issuance of tree removal, demolition, and grading permits, approximately 14 days prior to tree removal or any construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of the construction easement. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked.

2. If no roosting sites or bats are found, a letter report shall be prepared by the biologist and submitted to City of Soledad, where it shall be kept on file, and no further measures are required.

3. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife.

4. The nursery season is typically from May 1 to October 1. If bats are found roosting outside of the nursery season, California Department of Fish and Wildlife shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan shall be submitted to California Department of Fish and Wildlife for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Community and Economic Development Department*

Monitoring Notes:

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BIO-2 Worker Environmental Awareness Program. Prior to the project commencement, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to roosting bats and nesting birds. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will

occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training. The project applicant shall document evidence of completion of this training by a letter report prepared by the biologist and submitted to the City of Soledad, where it will be kept on file.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Community and Economic Development Department*

Monitoring Notes:

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BIO-3 Nesting Birds. To avoid impacts to nesting birds during the nesting season (January 15 through September 15), all construction activities should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

1. Two surveys for active bird nests will occur within 14 days prior to start of ground disturbance, with the final survey conducted within 48 hours prior to ground disturbance. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City of Soledad and no further mitigation is required.

2. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing

up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the City of Soledad.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Community and Economic Development Department*

Monitoring Notes:

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HAZ-1 Asbestos and Lead-Based Paint Survey Report. The project developer shall conduct an Asbestos and Lead-Based Paint Survey Report on the existing single-family home at 315 Orchard Lane prior to its demolition to identify the potential presence of asbestos and lead-based paint. The survey report shall be submitted for review and approval by the City Building and Safety Division prior to issuance of a demolition permit. The survey report shall include, but is not limited to:

- Visual inspection;
- Collection of samples;
- Testing of samples;
- Consolidating data and findings into a written report; and
- Recommendations provided, as necessary.

If no asbestos or lead-based paint is detected, demolition of the single-family home may commence with no additional precautions. If asbestos and/or lead-based paint is detected, the recommendations provided within the survey report shall be implemented.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Building and Safety Division*

Monitoring Notes:

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N-1 The following best management practices shall be applied during project construction. The management practices shall be included in all construction documents, subject to review and approval by the City Engineer, prior to issuance of a demolition or grading permit:

- Per the City of Soledad Municipal Code, construction activities shall not occur outside the hours of 7:00 AM to 6:00 PM;
- All construction equipment shall be properly maintained and muffled as to minimize noise generation at the source;
- Noise-producing equipment shall not be operating, running, or idling while not in immediate use;
- All noise-producing construction equipment shall be located and operated, to the extent possible, at the greatest possible distance from any noise-sensitive land uses;
- Locate construction staging areas, to the extent possible, at the greatest possible distances from any noise-sensitive land uses; and
- Signs shall be posted at the construction site and near adjacent sensitive receptors displaying hours of construction activities and providing the contact phone number of a noise disturbance coordinator to be identified by the construction contractor. The coordinator shall be responsible for addressing construction noise issues that may be raised by residents or other affected parties. Concerns that cannot be resolved by the coordinator may then be raised with the Community and Economic Development Director, who has final authority to resolve such concerns.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Engineer*

Monitoring Notes:

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Step 2 - Prior to Issuance of a Grading Permit

AQ-1 The applicant shall prepare a construction management plan that shall specify best management practices for reducing toxic air contaminants from diesel powered equipment used during construction activities. The plan shall include the following measures, which shall be included in all bid documents, grading and construction plans and implemented by the project contractor during construction.

a. Heavy-duty diesel vehicles will have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation, and will not be staged within 500 feet of occupied residences.

b. Idling of construction equipment and heavy-duty diesel trucks will be avoided where feasible, and if idling is necessary, it will not exceed three minutes.

c. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications and will be checked by a certified visible emissions evaluator.

d. All non-road diesel construction equipment will, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment will use alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Director of Public Works*

Monitoring Notes:

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GEO-1 The following language shall be included on all grading permits: "If paleontological resources are discovered during demolition and earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures in consultation with the City of Soledad Community and Economic Development Department."

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Community and Economic Development Department*

Monitoring Notes:

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Step 3 – During Ground-Disturbing Activities

CUL-1 In the event that archaeological resources are encountered during ground disturbing activities, the contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Community and Economic Development Department*

Monitoring Notes:

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CUL-2 In the event that human remains (or remains that may be human) are discovered at the project site, Public Resource Code Section 5097.98 must be followed. All grading or earthmoving activities shall immediately stop within 50 meters (165 feet) of the find. The

Monterey County Coroner will be notified immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the project proponent shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (Public Resource Code [PRC] § 5097). The coroner shall contact the Native American Heritage Commission (NAHC) to determine the most likely descendant(s) (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD will determine the most appropriate means of treating the human remains and associated grave artifacts, and shall oversee the disposition of the remains. In the event the NAHC is unable to identify an MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity within the project area in a location not subject to further subsurface disturbance if: a) the Native American Heritage Commission is unable to identify the MLD or the MLD failed to make a recommendation within 48 hours after being allowed access to the site; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Community and Economic Development Department*

Monitoring Notes:

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ORDINANCE NO. 781

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ANNOUNCING FINDINGS AND APPROVING A PLANNED UNIT DEVELOPMENT (PUD-24002) AND VESTING TENTATIVE SUBDIVISION MAP (TM-24003) FOR A 12.48-ACRE SUBDIVISION LOCATED ON THE WEST SIDE OF ORDCHARD LANE AND CEDAR LANE (APN 022-281-005) IN THE R-1 ZONING DISTRICT

WHEREAS, the applicant, "Nino Homes LLC" has submitted applications for Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003) for the Almond Acres Subdivision ("Project"), located on approximately 12.48 acres on the west side of Orchard Lane between Cedar Lane and Calle Valverde (APN 022-281-005); and

WHEREAS, the proposed project includes approximately 55 single-family residential units, a 12-unit affordable multi-family housing component located on Parcel B, retention of an existing 18-unit mobile home park on Parcel A, stormwater improvements on Parcel C, internal roadway improvements, utility infrastructure, and associated site improvements; and

WHEREAS, the proposed Vesting Tentative Subdivision Map would subdivide the property into residential lots, infrastructure parcels, roadway improvements, and related public and private improvements necessary to serve the development; and

WHEREAS, the Planned Unit Development is requested to allow flexibility in site planning, lot configuration, housing types, setbacks, and development standards in accordance with the intent of the Soledad Municipal Code, including SMC §17.38.230; and

WHEREAS, the proposed Planned Unit Development and Vesting Tentative Subdivision Map includes the Parcel B as a multi-family housing component to facilitate the development of a 12-unit affordable housing project consistent with the City's inclusionary housing requirements and Housing Element goals; and

WHEREAS, the proposed project is an appropriate site for future residential and affordable housing development due to its infill location, access to existing infrastructure, proximity to schools, parks, public transportation, and community services, and the proposed project advances the City's efforts to provide housing opportunities for a range of income levels; and

WHEREAS, the project has been reviewed for consistency with the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and applicable development standards related to circulation, utilities, drainage, grading, parking, open space, emergency access, and compatibility with surrounding land uses; and

WHEREAS, the City of Soledad, as Lead Agency under the California Environmental Quality Act ("CEQA"), prepared an Initial Study for the project, which identified potentially significant impacts associated with the project; and

WHEREAS, with implementation of mitigation measures, all impacts identified in the Initial Study were determined to be less than significant except for vehicle miles traveled ('VMT"), which was determined to be significant and unavoidable; and

WHEREAS, a Focused Environmental Impact Report ("EIR") (SCH# 2025030381) was prepared to analyze VMT impacts, project alternatives, and feasible mitigation measures in accordance with CEQA and the State CEQA Guidelines; and

WHEREAS, a Notice of Preparation ("NOP") was circulated on March 10, 2025, for a 30-day public review period ending April 10, 2025, and the Draft EIR was subsequently circulated for a 45-day public review period from June 27, 2025, through August 11, 2025; and

WHEREAS, the Final EIR includes the Draft EIR, all technical appendices, comments received during the public review period, and written responses to comments, and does not identify any significant new information requiring recirculation pursuant to CEQA Guidelines Section 15088.5; and

WHEREAS, the Final EIR concludes that the project would result in a significant and unavoidable VMT impact that cannot be fully mitigated, thereby requiring adoption of CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, on June 1, 2026, during a Special Planning Commission meeting, the Planning Commission conducted a duly noticed public hearing on the proposed project and reviewed the staff report, Final EIR, project plans, proposed findings, conditions of approval, and all supporting documentation; and

WHEREAS, the Planning Commission recommended that the City Council certify the Final EIR and approve the associated project entitlements; and

WHEREAS, the City Council held a duly noticed public hearing on June 17, 2026, at which it considered the Final EIR, CEQA Findings, Statement of Overriding Considerations, MMRP, project plans, staff report, public testimony, and all documentary evidence submitted for the Almond Acres Project; and

WHEREAS, by Resolution No. 6375, the City Council certified the Final EIR (SCH# 2025030381) and adopted the associated CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Almond Acres Project; and

WHEREAS, the City Council conducted a subsequent duly noticed public hearing on July 1, 2026, for formal consideration and adoption of this ordinance approving Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOLEDAD DOES ORDAIN AS FOLLOWS:

Section 1. Environmental Review

The City Council has certified the Final Environmental Impact Report (SCH# 2025030381) and adopted the associated CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program pursuant to Resolution No. 6375.

Section 2. Planned Unit Development Approval (PUD-24002)

The City Council hereby approves Planned Unit Development (PUD-24002), as shown on "**Exhibit B"**, is hereby approved, subject to the Conditions of Approval included in "**Exhibit A"**. The City Council finds that the Planned Unit Development:

- Promotes efficient land use and coordinated site planning;
- Provides a mix of housing opportunities, including affordable housing;
- Ensures adequate infrastructure, circulation, and emergency access;
- Is compatible with surrounding residential and institutional uses; and
- Advances the housing and planning goals of the City.

Section 3. Vesting Tentative Subdivision Map (TM-24003)

The City Council hereby approves Vesting Tentative Subdivision Map (TM-24003), as shown in "**Exhibit C"**, subject to the Conditions of Approval included as "**Exhibit A"**, finding that the proposed subdivision is consistent with the City's General Plan, Subdivision Ordinance, and applicable provisions of the Soledad Municipal Code. The proposed map provides for orderly development of the site through coordinated lot design, roadway circulation, utility infrastructure, drainage improvements, and public access, while supporting the development of residential housing consistent with the goals and policies of the City.

Section 4. Conditions of Approval

The project shall be subject to all Conditions of Approval included in "**Exhibit A"**, which are necessary to ensure compliance with applicable City standards related to zoning, subdivision design, infrastructure, circulation, parking, landscaping, drainage, utilities, and public safety.

Section 5. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, and phrase thereof irrespective of the fact that any one or more portions be declared invalid or unconstitutional.

Section 5. Effective Date.
This ordinance shall take effect and be in force 30 days after its
adoption, and a summary of this ordinance shall be published once with the names of the

members of the council voting for and against the ordinance in a newspaper of general circulation in the City of Soledad.

PASSED AND ADOPTED by the City Council of the City of Soledad at a duly noticed public hearing held on _____

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

Exhibits

A- Conditions of Approval
B- Planned Unit Development Entitlement Packet
C- Vesting Tentative Map Packet

EXHIBIT A

PLANNED DEVELOPMENT PERMIT AND VESTING TENTATIVE MAP

CITY OF SOLEDAD

APPROVAL DATE AND REFERENCE

PUD-24002 & TM-24003
PERMIT NOS.

APN: 022-281005
ASSESSOR'S PARCEL NO.

Planned Development Permit No. PUD-24002 and TM-24003 authorizing the Planned Unit Development (PUD) and Vesting Tentative Subdivision Map (TM-24003) for the 12.48-acre "Almond Acres" project located on the west side of Orchard Lane and Cedar Lane (APN 022-281-005), consistent with the Soledad Municipal Code. The project proposes 55 single-family homes and a 12-unit multi-family inclusionary housing complex, while retaining the existing 18-unit mobile home park. The PUD also includes a proposed multi-family component within the development. A Focused Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA), which identifies significant Vehicle Miles Traveled (VMT) impacts that require adoption of CEQA findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program certified and adopted through Resolution No. XXXX.

FINDINGS:

Section 1: General Plan Consistency

A. The proposed project is consistent with the City of Soledad General Plan:

1. The project site is designated as "Single Family Residential" on the General Plan Land Use Plan Map and the proposed project uses are consistent and within the allowable density range: General Plan and Zoning Ordinance, provisions 4-16 and Section 17.14.040, respectively.

2. The project site is designated as a planned unit development, the project using the development standard flexibility allowed per the City's Planned Unit Development regulations to maximize compatibility of new development with existing adjacent land uses. The City's Planned Unit Development regulations to enable developing a portion of the site as multi-family residential (senior/affordable housing) to meet the City's inclusionary housing requirements and deliver housing in critical need;

3. The project is consistent with the Circulation Element of the General Plan – the

project site location has convenient and improved access from Orchard Lane, an improved public street in the City of Soledad;

4. The project is consistent with General Plan policies promoting the provision of safe and decent affordable multi-family housing; and
5. Conditions of approval require design adherence to appropriate Community Design Guideline and Standards, and the proposed site plan and buildings, as conditioned, have been found to be in substantial conformance with said provisions.

Section 2: <u>Planned Development Ordinance</u>

The proposed use is consistent with the City of Soledad Planned Unit Development (SMC §17.38.230):

1. Population Density: The project calculates density on gross acreage, less public streets, and proposes a unit count consistent with the R-1 and R-3 Residential Density standards.

2. Utilities: The project has adequate public sewer and water services, and all infrastructure is designed to meet City requirements for water and sewer systems, allowing the City to access and maintain them.

3. Design Compatibility: The project design as proposed, including building placement, setbacks, height, architecture, off-street parking, open space, screening, and landscaping, ensures compatibility with existing and planned adjacent uses. Off-street parking is provided per SMC §17.36.020 and integrated to minimize impacts on neighboring properties.

4. Maintenance of Common Areas: The applicant has committed to perpetual maintenance of all common land and facilities through a mechanism acceptable to the City.

5. Conservation of Natural Features: Natural site features, including topography, vegetation, and watercourses, are considered in the project design to minimize environmental impacts.

6. Energy and Sustainability: As conditioned, energy conservation measures and use of renewable energy sources are incorporated where feasible.

7. Streets and Circulation: Streets serving the development provide adequate circulation for residents, visitors, and emergency vehicles. As conditioned, on-street parking on the cul-de-sacs will be prohibited to maintain emergency access.

8. Common Open Space: The project provides accessible and usable common open space and leverages proximity to Orchard Lane Park, Rotary Park, and other recreation centers to enhance recreational opportunities.

Section 3: <u>Zoning Ordinance Consistency</u>

A. The proposed use is consistent with the City of Soledad Zoning Ordinance:

1. The project site is primarily zoned R-1 (Single-Family Residential District), and the proposed single-family residential component is consistent with the permitted uses and density standards of the district.
2. The proposed subdivision and Planned Unit Development include the rezoning of Parcel B from the R-1 zoning district to the R-3 (Residential High Density) zoning district to facilitate the development of a 12-unit multi-family affordable housing component. The proposed rezoning is consistent with the City's Housing Element goals and supports the development of affordable housing on a site identified for future residential development.
3. The proposed site plan, as conditioned, complies with the applicable development standards of the R-1 and R-3 zoning districts. Requested modifications to lot configuration, setbacks, open space, and related development standards are permitted through the Planned Unit Development process and support a cohesive and efficient residential neighborhood design.

B. The establishment of the use on the site will not be detrimental to the health, safety, comfort, convenience, or general welfare of persons residing or working in the neighborhood, or detrimental to property and improvements in the neighborhood, or to the general welfare of the city, because:

1. The proposed project, as conditioned, is compatible with the surrounding mix of residential uses and will promote and further the achievement of community design standards for small lot Single- Family Dwellings and Multi-Family Residential Development;

2. The site has adequate services including water, sanitary sewer and storm drainage;

3. The subject project is located on a designated arterial street designed to accommodate the type of infill development as proposed and will have no significant effect in the area;

4. The facility has adequate on-site parking adequately screened from view of surrounding residential areas;

5. No nuisance-causing uses, or uses generating unusual noise, odor, light or

vibration or otherwise detrimental to the neighborhood are authorized by this permit.

D. The proposed Planned Development Permit has been processed per the City's Zoning Ordinance requirements per Chapter 17.42 to wit:

1. An application has been received and accepted by the Planning Department for processing.
2. A Public Hearing Notice was published in the Salinas Californian on April 29, 2026 and public notices were mailed to all property owners within a 300-foot radius of the subject property. Hearing notices were posted at City Hall in accordance with Government Code.

THE FOLLOWING APPROVAL REQUIREMENTS AND ANY SPECIAL CONDITIONS SHALL BE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS.

PROJECT MITIGATION MEASURES

The Project Proponent shall be subject to compliance with the mitigation measures of the project's adopted Mitigation Monitoring and Reporting Program. The following measures shall be included with all building permit, grading, or improvement plans.

Air Quality

1. **MM AQ-1:** The applicant shall prepare a construction management plan that shall specify best management practices for reducing toxic air contaminants from diesel powered equipment used during construction activities. The plan shall include the following measures, which shall be included in all bid documents, grading and construction plans and implemented by the project contractor during construction.

   a. Heavy-duty diesel vehicles will have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation, and will not be staged within 500 feet of occupied residences;

   b. Idling of construction equipment and heavy-duty diesel trucks will be avoided where feasible, and if idling is necessary, it will not exceed three minutes;

   c. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications and will be checked by a certified visible emissions evaluator; and,

   d. All non-road diesel construction equipment will, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment will use alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

Biological Resources

2. **MM BIO-1**: Special-Status Bat Species. The following measures shall be implemented to avoid loss of or harm to special-status bat species:

   a. Prior to issuance of tree removal, demolition, and grading permits, approximately 14 days prior to tree removal or any construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of the construction easement. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked;

   b. If no roosting sites or bats are found, a letter report shall be prepared by the biologist and submitted to City of Soledad, where it shall be kept on file, and no further measures are required;

   c. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife; and,

   d. The nursery season is typically from May 1 to October 1. If bats are found roosting outside of the nursery season, California Department of Fish and Wildlife shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan shall be submitted to California Department of Fish and Wildlife for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

3. **MM BIO-2**: Worker Environmental Awareness Program. Prior to the project commencement, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to roosting bats and nesting birds. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training. The project applicant shall document evidence of completion of this training by a letter report prepared by the biologist and submitted to the City of Soledad, where it will be kept on file.

4. **MM BIO-3**: Nesting Birds. To avoid impacts to nesting birds during the nesting season (January 15 through September 15), all construction activities should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

   a. Two surveys for active bird nests will occur within 14 days prior to start of ground disturbance, with the final survey conducted within 48 hours prior to ground disturbance. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City of Soledad and no further mitigation is required; and,

   b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in

the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the City of Soledad.

Cultural Resources

5. **MM CUL-1**: In the event that archaeological resources are encountered during ground disturbing activities, the contractor shall temporarily halt or divert excavations within 50 meters (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

   Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites.

6. **MM CUL-2:** In the event that human remains (or remains that may be human) are discovered at the project site, the provisions of Public Resource Code Section 5097.98 must be followed. All grading or earthmoving activities shall immediately stop within 50 meters (165 feet) of the find. The Monterey County Coroner will be notified immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

   Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (Public Resource Code [PRC] § 5097). The coroner shall contact the Native American Heritage Commission (NAHC) to determine the most likely descendant(s) (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD will determine the most appropriate means of treating the human remains and associated grave artifacts, and shall oversee the disposition of the remains. In the event the NAHC is unable to identify an MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site, the landowner or his/her authorized representative shall rebury the Native

American human remains and associated grave goods with appropriate dignity within the project area in a location not subject to further subsurface disturbance if: a) the Native American Heritage Commission is unable to identify the MLD or the MLD failed to make a recommendation within 48 hours after being allowed access to the site; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Geology and Soils

7. **MM GEO-1**: The following language shall be included on all grading permits: "If paleontological resources are discovered during demolition and earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures in consultation with the City of Soledad Community and Economic Development Department."

Hazards and Hazardous Materials

8. **MM HAZ-1**: Asbestos and Lead-Based Paint Survey Report. The project developer shall conduct an Asbestos and Lead-Based Paint Survey Report on the existing single-family homes at 315 Orchard Lane prior to its demolition to identify the potential presence of asbestos and lead-based paint. The survey report shall be submitted for review and approval by the City Building and Safety Division prior to issuance of a demolition permit. The survey report shall include, but is not limited to:
   - Visual inspection;
   - Collection of samples;
   - Testing of samples;
   - Consolidating data and findings into a written report; and
   - Recommendations provided, as necessary.

   If no asbestos or lead-based paint is detected, demolition of the single-family home may commence with no additional precautions. If asbestos and/or lead-based paint is detected, the recommendations provided within the survey report shall be implemented prior to or simultaneously with demolition.

Noise

9. **MM N-1**: The following best management practices shall be applied during project construction. The management practices shall be included in all construction documents, subject to review and approval by the City Engineer, prior to issuance of a demolition or grading permit:
   - Per the City of Soledad Municipal Code, construction activities shall not occur outside the hours of 7:00 AM to 6:00 PM, Monday through Friday;
   - All construction equipment shall be properly maintained and muffled as to minimize noise generation at the source;

- Noise-producing equipment shall not be operating, running, or idling while not in immediate use;
- All noise-producing construction equipment shall be located and operated, to the extent possible, at the greatest possible distance from any noise-sensitive land uses;
- Locate construction staging areas, to the extent possible, at the greatest possible distances from any noise-sensitive land uses; and
- Signs shall be posted at the construction site and near adjacent sensitive receptors displaying hours of construction activities and providing the contact phone number of a noise disturbance coordinator to be identified by the construction contractor. The coordinator shall be responsible for addressing construction noise issues that may be raised by residents or other affected parties. Concerns that cannot be resolved by the coordinator may then be raised with the Community and Economic Development Director, who has final authority to resolve such concerns.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS

1. **Hold Harmless and Indemnification.** Applicant/Project Developer shall indemnify and hold harmless the City, its elective and appointive boards, commissions, officers, agents and employees from all damages, injuries, claims and any and all liability and costs arising from or about the site or in connection with the conduct of business thereon. Applicant/Owner agrees to, and shall, defend City, its elective and appointive boards, commissions, officers, agents and employees, from any suits or actions at law or equity from damages caused, or alleged to have been caused, by reason of the aforesaid design, construction and uses of the involved site pursuant to this Use Permit. Except as provided above, the terms of this paragraph shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of the aforesaid design or operations referred to herein, regardless of whether or not City has prepared, supplied or approved of plans and or specifications for use of the proposed site. To the extent that Applicant is required to indemnify and hold harmless the parties listed above, it shall have the right to control the litigation, including but not limited to contracting for counsel of its choice, and accepting or rejecting any settlement offer.

2. **VTM Term.** The Vesting Tentative Subdivision Map approval granted pursuant to this Resolution and shown in **Exhibit C**, shall remain in effect for two years to XXXX, 2028. Failure to apply for a Final Map approval with the City Engineer within this term shall result in expiration of approval unless an extension of time is granted by the Community Development Department prior to the expiration date. The expiration of the tentative map shall terminate all proceedings, and no final map of all or any portion of the real property shall be filed without first processing a new tentative map. Extensions of time shall be considered pursuant to the City of Soledad Subdivision Ordinance and the State Subdivision Map Act.

3. **Final Map Requirement and Dedications.** The Project Developer shall prepare, process, and record a Final Map in compliance with the California Subdivision Map Act and Title 16 of the Soledad Municipal Code. The Final Map shall include any dedication to the City of Soledad of all required public rights-of-way and easements, including but not limited to: Public streets and associated sidewalks, parkways, and landscaping areas; Public utility easements (PUEs) for water, sewer, storm drainage, electrical, and other utilities; Pedestrian access easements and/or open space easements as shown on the tentative map; and any additional easements determined necessary by the City Engineer or Public Works Director. No building permits shall be issued, and no lots shall be sold or transferred, until the Final Map has been approved by the City Engineer and recorded with the Monterey County Recorder.

4. **Tentative Map Improvements Only Conceptual.** The Project Developer agrees that the improvements shown on the tentative map are only conceptual and that the final configuration of the improvements will be determined during review and approval of the final map, improvement plans, and supporting design calculations reviewed by the City, or other agents of the City, before recordation of the final map. All improvements as described in Chapter 16.24 of the Soledad Municipal Code, and as required by these conditions and any subsequent improvement agreement or development agreement, shall be designed and installed to the satisfaction of the City. With the exception of landscaping plans, all improvements shall be designed by a Civil Engineer licensed in the State of California. The City reserves the right to make changes to the Project to comply with public health and safety requirements and any Federal, State and local regulations and requirements.

5. **Subdivision Improvement Agreement.** The Project Developer shall enter into a subdivision improvement agreement with the City prior to approval of the final subdivision map for the Project. Said agreement shall set forth the necessary public service improvements to serve the proposed project, including grading, street improvements, temporary secondary access, water service, sewer service and storm drainage, refuse collection service, gas, electric, telephone and cable services, and any other necessary appurtenances and/or services, and shall include provisions requiring security for performance and materials and labor associated with said improvements in accordance with Government Code Sections 66499-66499.10. All security shall be in the amount to cover 100 percent of the cost of such improvements, based on an engineer's estimate provided to the City by the Project Developer, plus an amount necessary for the guarantee and warranty of the work for a period of one year following completion and acceptance of said improvements.

6. **Conditions to Run with the Land**. The terms and conditions of this approval shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assigns of the Permittee.

7. **Mitigation Monitoring Plan.** The Project Proponent shall be responsible for carrying out all duties set forth in the mitigation monitoring program adopted for the proposed project. The Project Proponent's compliance with said mitigation monitoring program shall be subject to review and approval by those agencies and officials designated in the program. The mitigation monitoring program is attached hereto as Exhibit "**B**" and is made a part of these conditions by reference.

8. **Applicability to Site.** This permit approval applies only to the physical site, structures and uses shown on the site plans and architectural drawings submitted by Nino Development dated June 2024 attached hereto as **Exhibit B**, which are made a part of this permit except as may be modified by these conditions. Notwithstanding this requirement, minor changes in site design and elevations from those shown on the approved site plan may be made, subject to review and approval of modified site plan by the City Community Development Director or designee.

9. **Completion of Infrastructure Improvements**. All infrastructure improvements required to serve the development pursuant to these conditions and City standards (e.g., streets, sidewalks, fire hydrant(s), storm drainage, sanitary sewer, water, undergrounding of gas, electric, telephone and cable, utilities, landscaping and other improvements and appurtenances) shall be designed and installed or constructed to the satisfaction of the City prior to the issuance of any building permit(s) or certificate of occupancy, as applicable. Landscaping shall be installed by the Project Developer and inspected and approved by the City and/or by the Planning Department, prior to occupancy.

10. **Offers of Dedication**. Any offers of dedication, and bonding or other financial security, or development agreement(s) concerning same and as specified in the project conditions below shall be prepared by the Project Developer, and reviewed as to form, accuracy, and sufficiency by the City Attorney.

11. **Compliance with Project Conditions.** All project conditions as set forth herein shall be placed on the top sheet of the building plan sets for all building construction on the project site. Unless otherwise provided for as a project condition to this use permit, all conditions must be completed to the satisfaction of the City prior to issuance of a certificate of occupancy and commencement of the activities allowed by this permit.

12. **Code Compliance.** All construction, improvements and uses shall be in accordance with zoning, building, fire, and all other codes and ordinances of the City of Soledad or agencies that have regulatory jurisdiction over the project. All such requirements shall be met and any outstanding fees paid prior to issuance of a certificate of occupancy, except for those items agreed to by the owner and the Building Official.

13. **Grounds for Permit Revocation.** Failure to establish the use authorized by this Permit within two years from the date of issuance, unless otherwise extended, shall be grounds

for revocation of this Permit. Failure to comply with the conditions specified herein as the basis for approval of this application and issuance of this approval constitutes cause for the revocation of the Permit in accordance with the procedures set forth in the Soledad Municipal Code Section 17.42.070.

14. **Cost Reimbursement.** The Project Developer shall reimburse the City of Soledad for all engineering, inspection, legal, and administrative expenses incurred or to be incurred by the City in connection with this development, including expenses incurred through the use of outside consultants and additional inspectors, where necessary. At the time of submission of improvement plans for the project, the Project Developer shall continue a Reimbursement Agreement and deposit not less than twenty thousand dollars ($25,000) into a developer account set up by the City for the purpose of providing the City with said reimbursement. The City shall account to Project Developer for all expenses for which reimbursement is claimed, providing copies of all back-up materials promptly, and shall return any portion of said deposit in excess of the actual amount of expenses incurred. If, in the judgment of the Community and Economic Development Director or designee, it appears that the amount deposited shall not be sufficient to cover all expenses, Project Developer shall, within fifteen (15) days after written request from City, make an additional deposit of funds in an amount determined by the Director to be sufficient to make up the deficiency. At no time after submission of improvement plans shall the balance of the deposit fund be less than five thousand dollars ($5,000). The need for the maintenance of this account shall cease upon compliance with all project conditions and code requirements.

PLANNING DIVISION
PROJECT-SPECIFIC PLANNING CONDITIONS

15. **Affordability Covenants.** The development shall satisfy the inclusionary affordable housing requirements set forth in SMC Title 17, Zoning-Chapter 17.41- Inclusionary Housing and the City's Housing Element. Developer has initially proposed to satisfy these requirements by dedicating Parcel B, as identified on the VTM, for the development of a 12-unit multi-family affordable housing rental project. Key requirements of this proposal would include, but are not limited to construction of at least twelve (12) 100% affordable multifamily units designated for moderate, very low, or low income households , developed concurrently with market rate units, and preparation, execution and recordation of an Affordable Housing Agreement, approved by the City Council, prior to the issuance of any building permit for the project. City will not issue certificates of occupancy for any unit in the entire project until Developer has demonstrated compliance with the Affordable Housing Agreement. However, modifications to timing requirements for the project may be considered by City in order to accommodate the needs of an involved affordable housing developer. In the event Developer's development plans for Parcel B do not come to fruition, Developer shall not be relieved of its obligation to comply with SMC Title 17, Zoning-Chapter 17.41- Inclusionary Housing and the City's Housing Element.

16. **Final Site Development Plans:** Final site development plans for the single-family residential development shall be reviewed for conformance with PUD24-02 and in accordance with the City of Soledad Municipal Code and approved by the Community and Economic Development Director prior to issuance of a building permit.

17. **Architectural Relief for Same Plan**. When the same plan is repeated along a street, acceptable architectural treatments will be employed to give the appearance of at least three different designs, and front yard setbacks will be varied, to the extent feasible in compliance with City regulations, to provide a more pleasing and attractive appearance to the neighborhood. Provisions include but are not limited to, driveways will be located on the side of the lot farthest from the intersection if the lot is a corner lot. The pairing of driveways (i.e., Siamese driveways) shall be avoided whenever possible.

18. **Architectural Design Approval.** Construction drawings submitted for building permit approval shall include architectural elevations with the design detail noted on the elevation sketches included as part of **Exhibit B** as modified by these conditions. Drawings shall show all proposed exterior lighting fixtures. A building permit application will not be accepted by the City unless building plans include a site plan and elevations with sufficient design detail for review and approval by the City Building Official and/or Public Works Director (or Designee).

19. **Minor Architectural Changes.** Following Architectural Design Approval by the Planning Commission, minor site plan or architectural changes may be approved by the Community & Economic Development Director or designee.

20. **Site Plan Review:** Prior to issuance of a building permit for the 12-unit, Multi-family Affordable Housing site (Parcel B), a Site Plan Review application shall be submitted to and approved by the Community and Economic Development Director in accordance with Chapter 17.44 (Site Plan Review) of the Soledad Municipal Code.

21. **Planting and irrigation working drawings:** Detailed landscape planting and irrigation working drawings shall be submitted to the Community and Economic Development Director for approval prior to issuance of a building permit. Landscape plans for streets and landscape easements shall be part of the improvement plan submittal. All landscaping and irrigation working drawings shall comply with Chapter 15.10 (Landscape) of the Soledad Municipal Code and shall include the following:

    a. Landscaped areas of the subdivision shall include common areas, pedestrian corridors, intersections, entrances, as denoted on the tentative map and residential front yards.

b. Landscaping plans shall also require the installation of street trees along all street frontages.

c. All landscaping appurtenant to the development shall be installed, complete and accepted by the City prior to final City acceptance of the subdivision. All landscaping, not including grass or turf or similar plantings, shall be underlain by weed control fabric acceptable to the City. All landscaped areas shall be maintained free of weeds, trash and debris, and all plant material shall be continuously maintained in a healthy, growing condition.

d. All front yards of all lots shall be landscaped at the time of construction and shall utilize low water use "xeriscape" landscaping as defined by the City of Soledad Water Conservation Ordinance. Turf grass shall be limited to a maximum of 15 percent of the entire landscape for all lots. Turf area may be increased to 25 percent of the entire landscape if a drought-tolerate species is used.

22. **Street Trees**. Each residential lot shall have at least one street tree (two per corner lot) planted in the public right-of-way, in accordance with City standards. All landscaped areas shall be maintained free of weeds, trash and debris and all plant material shall be continuously maintained in a healthy growing condition. Automatic irrigation systems shall be installed for landscaping that can be seen from the public right-of-way. Prior to occupancy, the Project Proponent shall complete all landscaping. All planting areas not consisting of turf or grass shall be underlain by weed control fabric acceptable to the City.

23. **Walls.** The Project Proponent shall provide wall locations depicted on the final improvement plans. The final improvement plans shall show a masonry wall consistent with the existing wall on Orchard Lane. The design of all walls and relevant landscaping shall remain consistent and shall be designed to be attractive and create visual interest. The final subdivision map and final improvement plans shall be reviewed and approved by the City Public Works Director and City Engineer prior to the recordation of the final subdivision map. The Project Proponent shall use its best efforts to obtain permission from the adjacent property owners to install the required walls and fences on the common property line (with wall pilasters extending into each owner's respective property as necessary) and shall provide conforms from side yard fences to the new fences/walls. Architectural plans showing all walls shall be submitted for review and approval before the construction of said walls, before building permit issuance.

PUBLIC WORKS - ENGINEERING DIVISION
PROJECT-SPECIFIC ENGINEERING CONDITIONS

24. **Final Map:** The Project Proponent shall have a Final Map prepared by a registered engineer or licensed land surveyor delineating all parcels and easements created. There

shall be concurrence in writing by PG & E, Telephone, Cable TV and any other affected agencies to all improvements and easements which are applicable to them. The number and locations of monuments shall be set as required by the City Engineer. The project final map shall be approved by the City Council and recorded before issuance of a grading permit.

25. **Encroachment Permit and Right-of-Way Improvements**. An encroachment permit shall be obtained from the City for any construction work that will be performed within the public right-of-way, and a contractor licensed in the State of California shall be responsible for construction of any such future work. Any improvements in the public right of way shall be designed by a Civil Engineer licensed in the State of California and installed to the satisfaction of the Public Works Director or City Engineer.

26. **Engineering Studies/Calculations**. All engineering design work, including, but not limited to, design of storm sewers and appurtenances, sanitary sewers and appurtenances, storm drainage facilities, and water systems and appurtenances; street improvements and sidewalks, including geometrics, sight distances, lighting, retaining walls, signing and striping; and landscape irrigation and appurtenances, shall be supported by applicable engineering studies/calculations completed by a licensed civil engineer or qualified licensed professional in the State of California, subject to the review and approval of the City.

27. **Improvement Plans**: The Project Proponent shall submit as part of the improvement plans for the project, profiles of all improvements in the subdivision and typical cross-sections of all streets and details of curbs, gutters, and sidewalks, to be accomplished to the satisfaction of the City Engineer prior to submittal of Final Map. Improvement plans are to show water lines, sanitary sewer, storm drain system, pavement widths, curve radius, and existing utilities.

28. **Timing of Infrastructure Installation**. All subdivision improvement infrastructure required to serve the development shall be in place prior to occupancy of any homes. The main water system shall be in place, operational, and subject to use approved by the City prior to the beginning of combustible construction or other arrangements made acceptable to the Fire Chief and Fire Marshall for adequate fire protection. Additionally, all-weather emergency access shall be in place prior to the issuance of building permits for the project.

29. **Street Frontage Improvements.** The Project Developer shall be responsible for constructing any improvements to Orchard Lane along the project frontage needed to accommodate project traffic.

30. **Condemnation Costs.** Unless otherwise specified, the Project Proponent shall be responsible and agrees to pay all land costs and related legal fees should it be necessary for

the City to use its condemnation powers to obtain land that is under separate ownership or leasehold in order to implement the conditions of project approval contained herein.

31. **Subdivision Guarantee.** The Project Proponent shall submit a subdivision guarantee disclosing any and all easements, deed restrictions, dedications, and changes in ownership in a form acceptable to the City Staff. The subdivision guarantee and tax clearance letter shall be submitted and approved by the City Engineer prior to approval of the final subdivision map by the City Council.

32. **Geotechnical Investigation**. All recommendations identified in the geotechnical investigation of the project site prepared for the site, and supplements thereto, shall be incorporated into improvement plans for the proposed project and shall be reviewed and approved by the City Public Works Director and City Engineer prior to recordation of the final subdivision map.

33. **Geotechnical Engineer on Site Monitoring**. A qualified professional geotechnical engineer shall perform on-site monitoring of all grading and excavation activities on the project site. Evidence of an agreement with a geotechnical engineer shall be submitted for review and approval of the City Public Works Director and City Engineer prior to commencement of any grading activities or any underground work. The geotechnical engineer shall submit evidence that grading and excavation were performed consistent with the recommendations of the geotechnical investigation. Evidence shall be submitted prior to issuance of building permits for each individual lot.

34. **Dust Control**. The Project Proponent shall be required to prepare and submit a Dust Emission Control Plan for Project Grading. The Plan shall require that contractor work specifications shall include provisions for adequate water to be applied during construction in order to control dust disturbance resulting from grading operations. The Plan and related contractor work specifications shall be reviewed and approved by the City prior to issuance of a grading permit. Dust control measures shall be applied in accordance with all ordinances, rules and regulations of the Monterey County Water Resources Agency regarding use of reclaimed or other sub-potable water for compaction or dust control purposes. Additionally, the Plan will be reviewed to assure compliance with applicable air quality programs, such as those related to particulate emissions, overseen by the Monterey Bay Unified Air Pollution Control District, and for compliance with the City's obligations under the City's Storm Water Quality Ordinance.

STORM DRAIN SYSTEM

35. **Required Onsite/Offsite Improvements**. Proposed onsite and off-site improvements shall be constructed in conformance with applicable City of Soledad Design Standards and Specifications to the satisfaction of the Public Works Director and as further stipulated herein:

a. **Storm Water Management**. In accordance with the provisions of Chapter 13.52 of the Soledad Municipal Code, a storm water permit shall be obtained prior to the issuance of any grading or building permit for the project. The proposed project shall comply with the most recent Phase II Municipal Separate Storm Sewer System (MS4) General Permit (Order No. 2013-0001-DWQ) and the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region (Resolution No. R3-2013-0032).

Due to the project type and size for development, a Storm Water Pollution Prevention Plan (SWPPP) will need to be prepared and proper documentation submitted to the State Water Board to register under the Construction General Permit. This will cover the full development site so another SWPPP will not need to be required for Phase 2 Development. The applicant is required to provide a Waste Discharge Identification (WDID) number prior to issuance of a grading permit.

A Stormwater Control Plan (SCP) shall be prepared to document the Post-Construction Stormwater Control Measures (SCMs). The SCP must include an Operation and Maintenance (O&M) Plan that addresses the maintenance procedures and intervals for each SCM and identifies the responsible party to conduct maintenance. If applicable, a maintenance covenant will be required to ensure on-going maintenance for the life of the facility. The covenant shall include, at a minimum:

- The project owner's signed statement accepting responsibility for the O&M of the installed onsite and/or offsite structural treatment and flow control SCMs until such responsibility is legally transferred to another entity; and either
- Written conditions in the sales or lease agreements or deed for the project that require the buyer or lessee to assume responsibility for the O&M of the onsite and/or offsite structural treatment and flow control SCM until such responsibility is legally transferred to another entity; or
- Any other legally enforceable agreement or mechanism, such as recordation in the property deed, that assigns responsibility for the O&M of the onsite and/or offsite structural treatment and flow control SCM to the project owner(s) or the City.
- The proposed project must be designed to not increase the peak flow to the downstream system. Therefore, a drainage report will need to be prepared demonstrating compliance. Refer to the City's Design Standards and Standard Specifications for the specific flood control requirements.
- During construction, the Project Developer shall conform to the City's pollution prevention requirements for construction contracts, including but not limited to, proper clean-up and disposal of spills, regular maintenance of all construction vehicles and heavy equipment, and proper storage of

stockpiled materials, chemicals, paints, etc.

b. **Storm Drainage Improvements**. Project Developer shall prepare and implement a storm drainage improvement plan supported by storm drain calculations, consistent with the requirements of the 2008 Public Works Design Standards and Chapter 13.52 of the Soledad Municipal Code—Storm Water Quality. All drainage improvements shall be constructed consistent with the improvement plan as approved by the City, and Project Developer shall be responsible for the continued maintenance of onsite drainage facilities consistent with the Soledad Municipal Code.

- Prior to approval of Improvement plans, the applicant shall revise the stormwater control facility design to demonstrate compliance with applicable City of Soledad and Central Coast Regional Water Quality Control Board Stormwater requirements. Submittal shall identify the facility type and shall provide supporting calculations demonstrating the facility achieves drawdown time within 72 hours as well as meeting all other applicable stormwater requirements

c. **Water Mains and Appurtenances.** Project Developer shall construct adequate onsite water system improvements for commercial, fire and landscape irrigation purposes in accordance with Public Works Design Standards and Fire Code fire flow requirements. The water system shall be looped and water meters clustered wherever possible on-site to serve each use. Back-flow preventers on the State Approved List shall be installed where required by the City Engineer.

d. **Sanitary Sewer Improvements.** Project Developer shall construct the necessary connections to the existing sanitary sewer system within the project frontages in accordance with the Public Works Design Standards. In addition, a clean-out shall be installed at the street right-of-way for each connection to the City's sewer mains.

PUBLIC IMPROVEMENT REQUIREMENTS

Water System

36. **Water Mains and Appurtenances**. The Project Proponent shall cause the design and construction to be undertaken of a domestic water system to the satisfaction of the City Engineer. The water system improvements shall be constructed within public easements or street rights-of-way to the satisfaction of the City Engineer and dedicated to the City.

a. Water main sizes shall be determined by the City through modification of the City-wide water model and shall provide 40 pounds per square inch minimum residual pressure with a fire demand at any fire hydrant of 2,500 gallons per minute;

b. The Project Proponent shall reimburse the City for any and all costs for water main sizing and water model/system map modifications; and,

c. The Project Proponent shall provide meter box lids suitable for installation of automatic meter reading sensors and shall pay the additional cost for remote reading meters over and above the current hook-up fee for regular water meters.

37. **Water Meters.** The Project Proponent shall provide separate water services and meters for each lot. These shall be installed by the developer.

Sanitary Sewer System

38. **Design of Sewer Improvements**. The Project Proponent shall cause to be undertaken the design and construction of sanitary sewer improvements including but not limited to installation of sewer line extension on the proposed public street(s) or private street(s)/drive aisle(s). The sanitary collection system shall include but not be limited to manholes with manhole frames and covers, cleanouts, wye-branches and laterals, and separate sewer taps to each lot. These are to be installed by the developer.

39. **Sewer Connection.** All existing and future sewer lines shall be tied into the City's system and existing septic systems shall be abandoned in accordance with City requirements.

40. **Under-Grounding Utilities.** All new utilities on the project site, and associated with the proposed subdivision, including gas, electricity, telephone, cable T.V. and electrical transformers, shall be placed underground. All existing overhead utilities adjacent to any site boundary or along any street frontage of the site shall be placed underground in accordance with City standards and affected utility company guidelines.

41. **Street Lights.** Street light plans shall be submitted and approved prior to issuance of a building permit. Street lights shall be installed in a number and at locations sufficient to provide adequate lighting levels for public safety as determined by the City Engineer and the Public Works Director prior to occupancy.

42. **Engineering Studies/Calculations**. All engineering design, including, but not limited to storm sewers and appurtenances, sanitary sewers and appurtenances, streets including but not limited to geometrics, sight distances, lighting and sound walls, water systems and appurtenances, signing and striping, landscaping and appurtenances, shall be supported by applicable engineering studies/calculations and any changes to the tentative map due to the findings and subsequent review of these studies/calculations shall be incorporated into the final plans subject to the review and approval of the City Engineer and Director of Public Works.

43. **Damages to Existing Facilities**. Prior to commencement of any grading or other

subdivision improvements, the Project Proponent shall provide proposed trucking routes for all equipment and material deliveries. The City shall video document the routes to establish preconstruction conditions. The Project Proponent shall repair or replace any public improvements damaged by Proponent's operations.

44. **As-Built Infrastructure Costs**. The Project Proponent shall provide City with an estimate of "as- built" costs of infrastructure improvements that meet GASB 34 compliance requirements, before final acceptance of the subdivision by the City.

TRAFFIC/CIRCULATION DEDICATION AND IMPROVEMENTS

45. **Street Improvements**. All street improvements shall comply with the Americans with Disabilities Act (ADA) and City standards. The Project Proponent shall evaluate traffic safety impacts associated with project access to the public right-of-way, including ingress and egress points. Documentation prepared, signed, and stamped by a California Registered Traffic Engineer shall be provided, identifying any required traffic safety or traffic control improvements. Required improvements may include, but are not limited to, signage, striping, curb regulations (including red curb/daylighting), intersection control measures, and improvements necessary to support safe pedestrian access and mobility. Such improvements may extend beyond the project frontage where necessary to address project-related impacts, subject to review and approval by the City Engineer. All improvements shall conform to the most current edition of the Manual on Uniform Traffic Control Devices (MUTCD), applicable State regulations, including California Assembly Bill 413 (AB 413), and City standards. If no improvements are recommended, the Traffic Engineer shall provide written confirmation. The Project shall also comply with the City of Soledad Public Works Requirements for any additional applicable conditions.

FEES AND MITIGATION FEE ACT

46. **Impact Mitigation Fees and Funding of Public Improvements Maintenance**. The Project Developer shall pay all applicable impact fees, including but not limited to water, sanitary sewer, storm drainage, parks, public safety (police and fire), general government, and local and regional transportation (TAMC) fees, in accordance with the fee schedules established by ordinance or resolution and in effect at the time of approval of the VTM. All required fees, per unit, shall be paid in full on the date of final inspection or on the date a certificate of occupancy is issued, whichever occurs later.

47. **Parks and Open Space Maintenance Assessment District.** The Project Proponent and the City shall work together to establish an identified parks and open spaces maintenance assessment district for the maintenance, operation and servicing of public improvements, including landscaping. To the extent allowed by law, the district shall include maintenance and operation of all public amenities of benefit to the future

residents of the project site, including but not limited to public landscaping and irrigation improvements on adjacent parks, landscaped strips of land adjacent to curbs, planter walls, retention ponds and bank protection, appurtenant irrigation systems, ornamental plantings including lawns, shrubs, and trees, including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The park and open space maintenance district shall be established prior to recordation of the final subdivision map for the proposed project.

48. **Benefit Assessment District**. The Project Proponent and the City shall work together to establish a benefit assessment district for public areas of the project site provided for community benefit. To the extent allowed by law, the benefit assessment district shall include maintenance and operation of all public amenities of benefit to the future residents of the project site, including but not limited to sweeping, street lights, street striping, lighting costs, storm drain lines, cleaning, repairs, replacement, electric current, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof, retention basins and percolation ponds, common on-site landscaping, on-site fences and walls, and streetlights. The benefit assessment district shall be established prior to recordation of the final subdivision map of the proposed project.

49. **Improvement Assessment District**. An improvement assessment district shall be formed by the City, to fund public improvements required to be provided to serve the project. Mutual agreement shall be reached by the Project Proponent, and the City, as to the improvements to be included and those improvements shall be deemed eligible in accordance with all applicable laws.

BUILDING DIVISION
PROJECT SPECIFIC CONDITIONS

50. **California Building Standards Code**. All construction shall be in accordance with the provisions of the California Building Standards Code, as set forth in Tittle 24 of the California Code of Regulations, subject to any modifications thereto set forth in the Soledad Municipal Code, in effect at the time of construction.

51. **Earthquake Resistance**. All structures shall be designed and constructed to resist a major earthquake as required by the latest edition of the California Building Standards Code . All recommendations regarding seismic concerns identified in the geotechnical investigation prepared for the site, and supplements thereto, shall be incorporated into the final building and improvement plans for the proposed project. The final map shall be approved, and the final improvement plans shall have received City approval prior to issuance of a grading permit.

FIRE DIVISION
PROJECT SPECIFIC CONDITIONS

52. **Automatic Fire Sprinklers**. The Project Proponent shall submit plans for review and approval of the Fire Marshall and shall install automatic fire sprinklers in all units in accordance with the provisions of Chapter 15.08 (Adoption of California Building Code) of the Soledad Municipal Code.

53. **Fire Hydrants**. The Project Proponent shall install fire hydrants pursuant to City specifications, and according to the requirements of the California Fire Code. Fire hydrant locations shall be approved by the Fire chief, Public Works Director and City Engineer. The curb/curb and gutter 7.5 feet each side of the centerline of the proposed hydrants shall be constructed utilizing integral red colored concrete. All hydrants shall be painted “Neon Grass” and all visible components between the fire hydrant and fire hydrant concrete pad shall be painted flat black, unless otherwise directed by the City.

54. **No Parking Allowed.** The Project Proponent shall indicate within the improvement plans that the cul-de-sacs will be appropriately marked for “NO Parking”. All “NO Parking" striping, as required by the Fire chief shall be installed prior to certificate of occupancy.

I hereby declare under penalty of perjury that I have read the foregoing conditions and that they are, in fact, the conditions which were imposed upon the granting of this permit. I agree to abide fully by these conditions.

_____ _____
Applicant Signature Date

_____ _____
Community Development Director Date

NOTE: Issuance of this Permit does not waive obtaining any applicable Building Permits before starting construction or initiating the use, nor does it waive any other applicable requirements of law.

Exhibit B

June 19, 2024

City of Soledad
Planning Division
248 Main St.
Soledad, *CA 93960*

Re: Application for Almond Acres to be a Planned Development

Dear Kao Nou:

Using the application information provided, this is our application for a Planned Development for Nino Homes at Almond Acres

Justification:

The plan for Almond Acres is to build 55 single family homes and a 12-unit multi-family inclusionary housing complex. The existing 18-unit Mobile Home Park will stay intact.

There will be four plans varying in size from 1,201 to 1,900 square feet: two single story layouts and two two-story plans with two elevations for each plan. They will have three to four bedrooms with two or three baths. We will use a variety of materials on the exteriors including batt and board, shutters, iron work and brick. We use 12 designer selected paint standards. Our designer specs the color application for each house individually so very few homes will look the same. Our standard interior finishes include carpet, vinyl, and LVP flooring with wood cabinets, granite counters in the kitchen and cultured marble in the baths. Solar panels to be installed for purchase or lease with each home.

This Planned Development permit includes the request for inclusion of 12 units of rental affordable housing to be located on the 0.38-acre Parcel C of the Vesting Tentative Map. This component of the project, which has been previously reviewed by the City Council Ad-Hoc Housing Subcommittee, has specifically been designed to result in a benefit to the community to maximize the affordable housing opportunities on the property and would result in the construction of new for-rent housing, which has been severely underbuilt in the City of Soledad over the last 25 years and remains a great need.

The lot sizes and setbacks for the single-family units are similar to what was used at the recent Liberty Court project and is consistent with the principles of promoting affordability by design that current State housing policy and the City of Soledad have consistently encouraged in building at the higher end of the allowed density range. In order to continue to provide this specific housing type to more families in Soledad, the development is requesting the following necessary deviations to the strict subdivision standards for the following items:

- Lot Size: The minimum lot size is 3,825 square feet.
- Lot Width: Minimum of 45 feet in width, 85 feet in depth

P.O. BOX 1180
TRES PINOS, CA 95075
PHONE 831-635-0745

LIC. #606698

- Setbacks: 15' Front porch/dwelling setbacks, 15' rear setback, 10' side street setback
- Maximum Lot Coverage: 50% lot coverage
- Minimum Backyard: 650 square feet minimum

Open space – 0.41 Acre Detention Basin

Plan Set

The Tentative Map plan is included with this application which is our ***Master Plan for the Development***. The applications are running simultaneously.

We would like to defer the ***Site/Improvement Plans*** until there is a decision on the lot sizes/standard lot deviations.

Architectural Elevations will be included with the final plans for approval. We have included artist's renderings of the front elevations and ***Preliminary Floor Plans***.

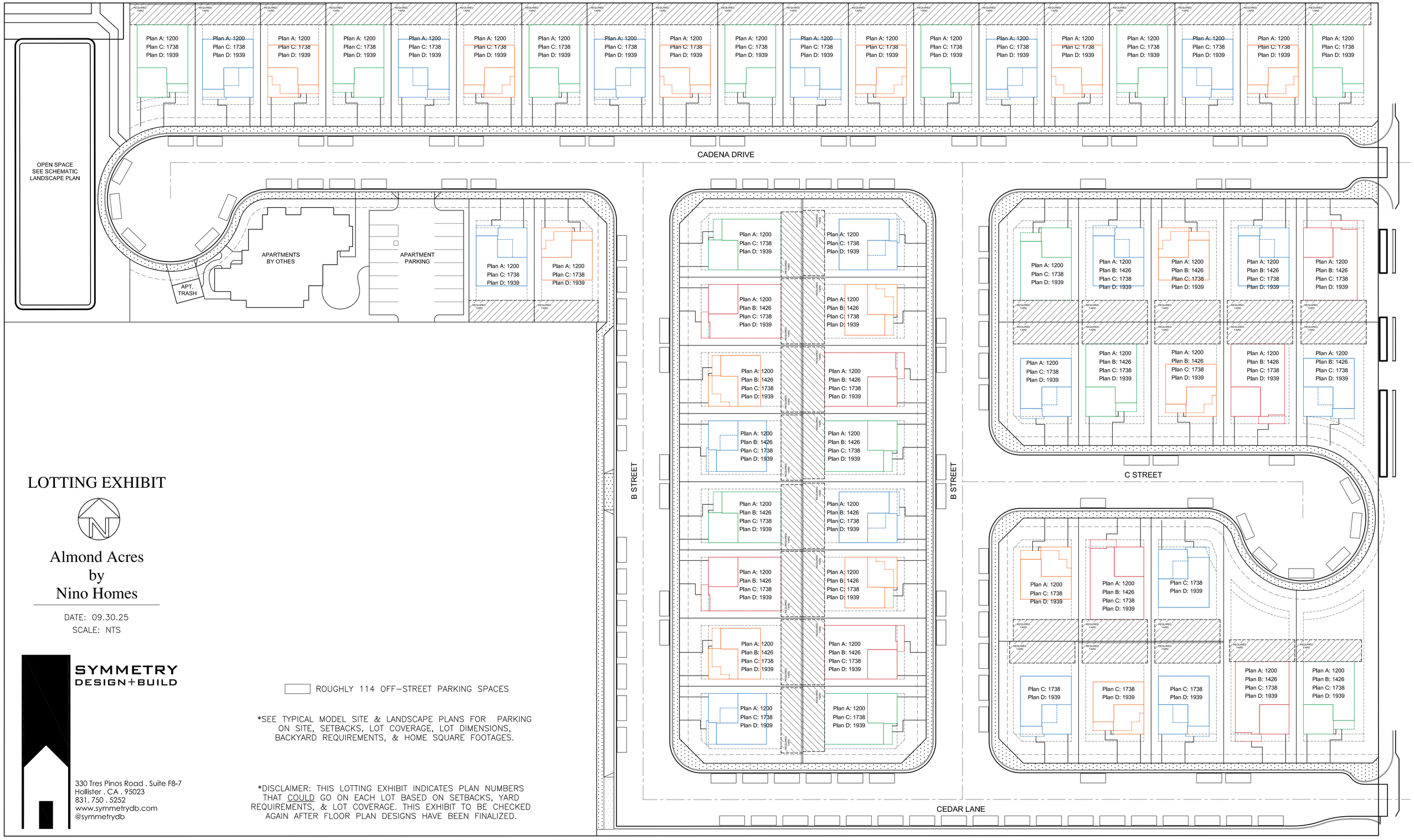
Preliminary Landscape/Grading/Drainage plans to be deferred until there is a decision on the lot sizes/standard lot deviations.

Tree Protection plan –not applicable.

Color Board is included with our 12 Paint schemes. We use a three-color exterior system on our homes. Each lot receives individual paint callouts with a mix two of the color and then an accent color – very few homes will have the same callouts. Roof color are included. Exterior Light fixtures to be determined.

Public Hearing Notification Materials.

The ***Assessor's Information***, ***stamped envelopes*** and ***property owner's list*** have been included with the Tentative Map application.



LOTTING EXHIBIT

Almond Acres
by
Nino Homes

DATE: 09.30.25
SCALE: NTS

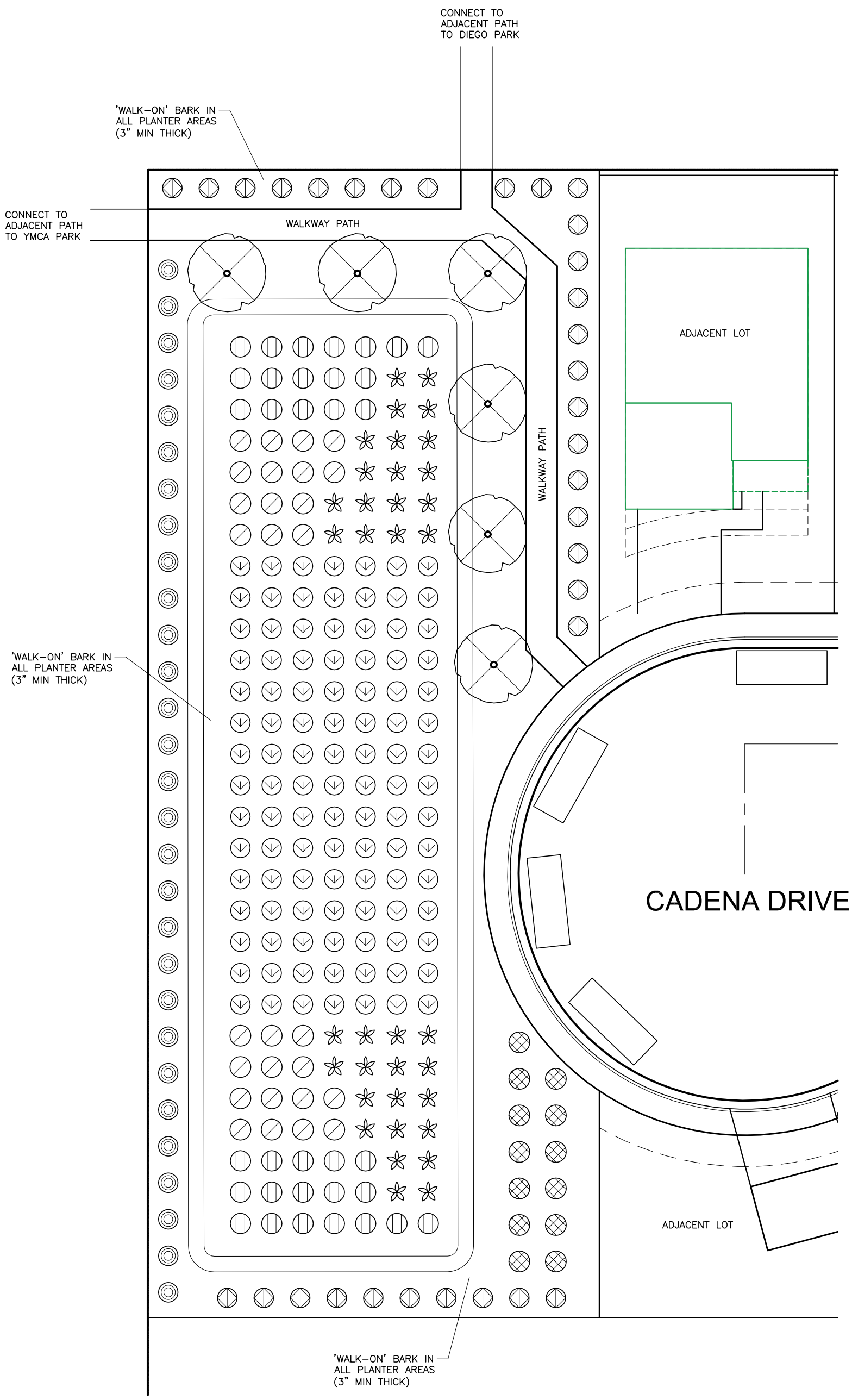
SYMMETRY
DESIGN+BUILD

330 Tres Pinos Road . Suite F8-7
Hollister . CA . 95023
831. 750 . 5252
www.symmetrydb.com
@symmetrydb

ROUGHLY 114 OFF-STREET PARKING SPACES

*SEE TYPICAL MODEL SITE & LANDSCAPE PLANS FOR PARKING ON SITE, SETBACKS, LOT COVERAGE, LOT DIMENSIONS, BACKYARD REQUIREMENTS, & HOME SQUARE FOOTAGES.

*DISCLAIMER: THIS LOTTING EXHIBIT INDICATES PLAN NUMBERS THAT COULD GO ON EACH LOT BASED ON SETBACKS, YARD REQUIREMENTS, & LOT COVERAGE. THIS EXHIBIT TO BE CHECKED AGAIN AFTER FLOOR PLAN DESIGNS HAVE BEEN FINALIZED.

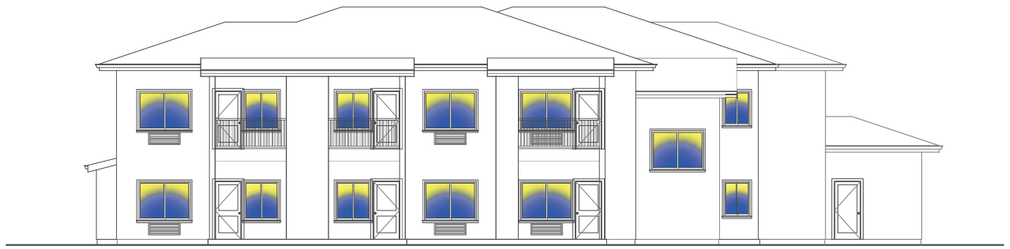


SCHEMATIC LANDSCAPE

Almond Acres by Nino Homes
Open Space at Cadena Dr.
09/30/25
Scale 1" = 20'-0"
Paper Size: 11x17

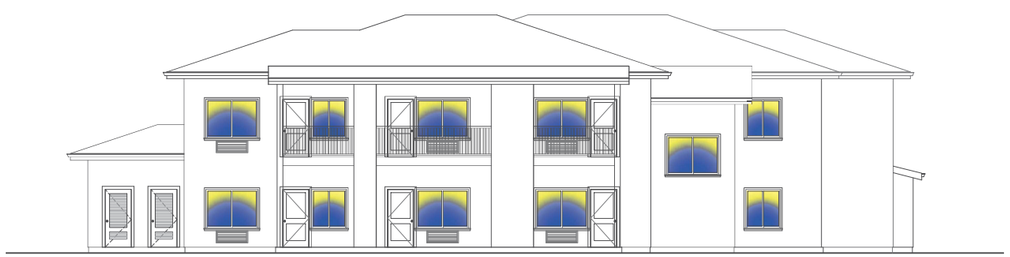
Legend

- MYOPORIUM 1 GAL
- HOPSEED BUSH 5 GAL
- FORTNIGHT LILY 1 GAL
- PHOTINIA 5 GAL
- BLUE OAT GRASS 1 GAL
- ICEBERG ROSE 1 GAL
- DWARF MYRTLE 1 GAL
- WESTERN RED BUD 15 GAL



NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

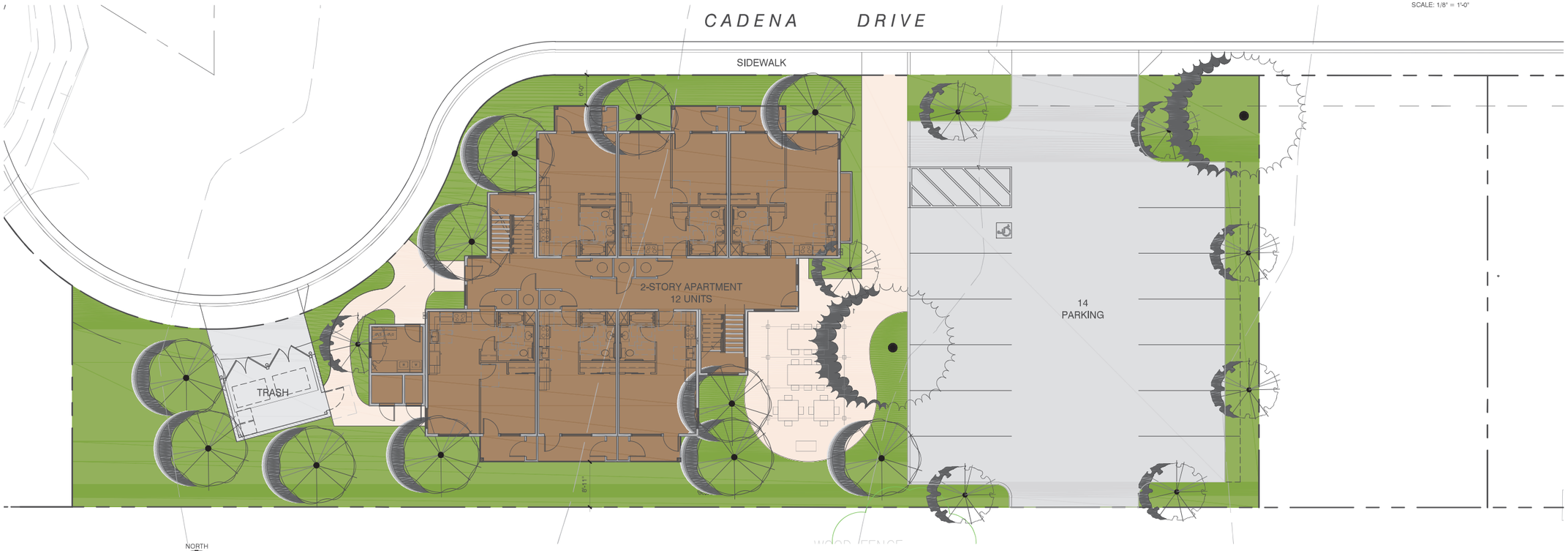
WEST ELEVATION

ELEVATIONS

SCALE: 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"



SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20

SCALE: 1" = 10'-0"

Project / Owner:

CHISPA
Soledad Housing Apartments

SOLEDAD, CA

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: ML

Drawing Date: 07/17/2024

Project Number: 2333

Revisions:

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Sheet Title:
SITE PLAN & ELEVATIONS

Sheet Number:

A1.1

Project / Owner:

CHISPA
Almond Acres
Soledad Housing
Apartments

SOLEDAD, CA

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

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Monterey, CA 93940
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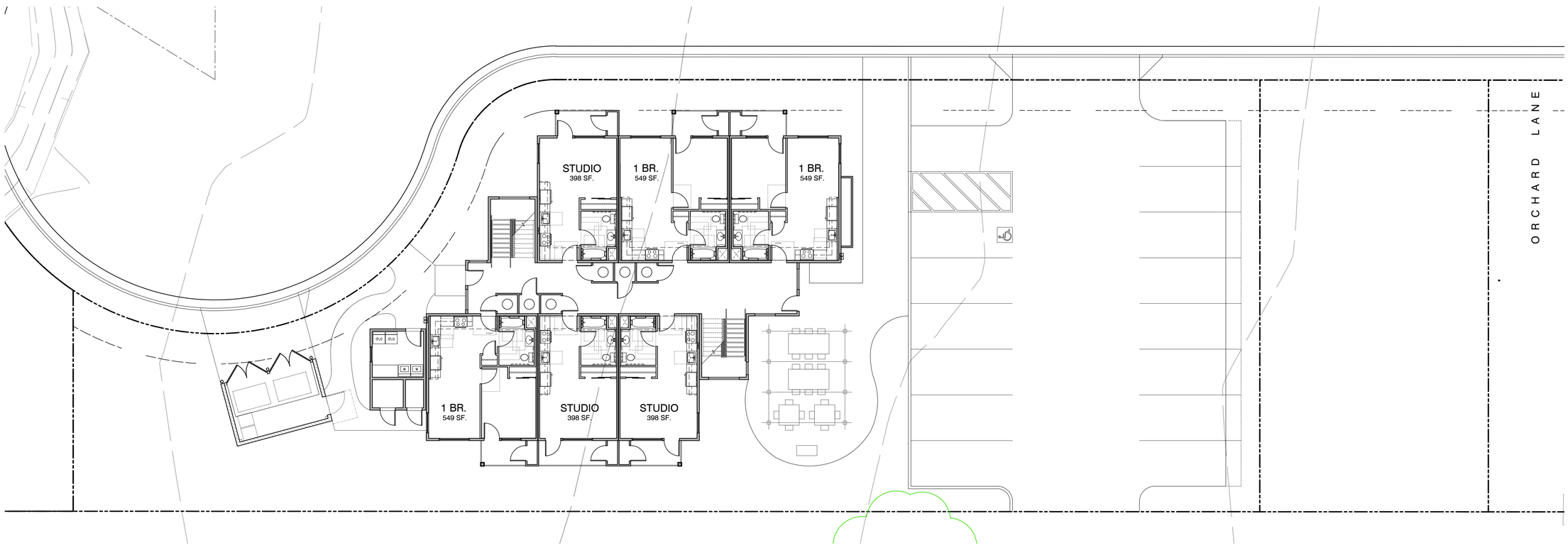

Drawn By: ML

Drawing Date: 07/13/2024

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Sheet Title:
SITE PLAN

NORTH

SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20
SCALE: 1" = 10'-0"

Sheet Number:

A1.1

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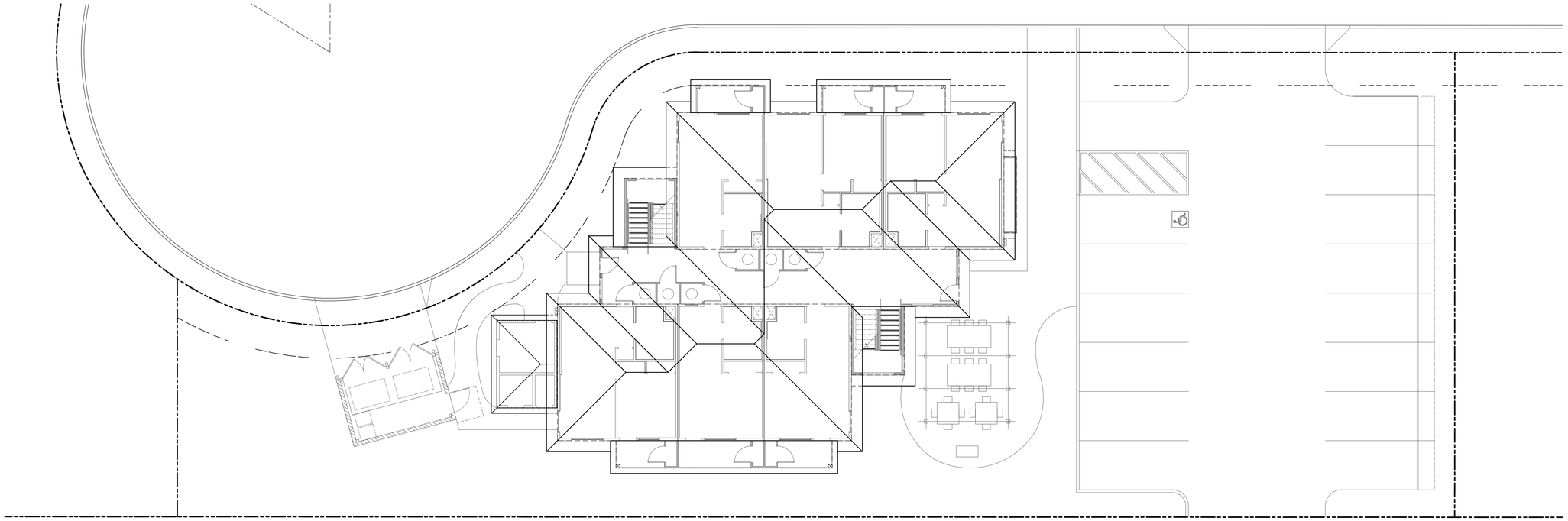
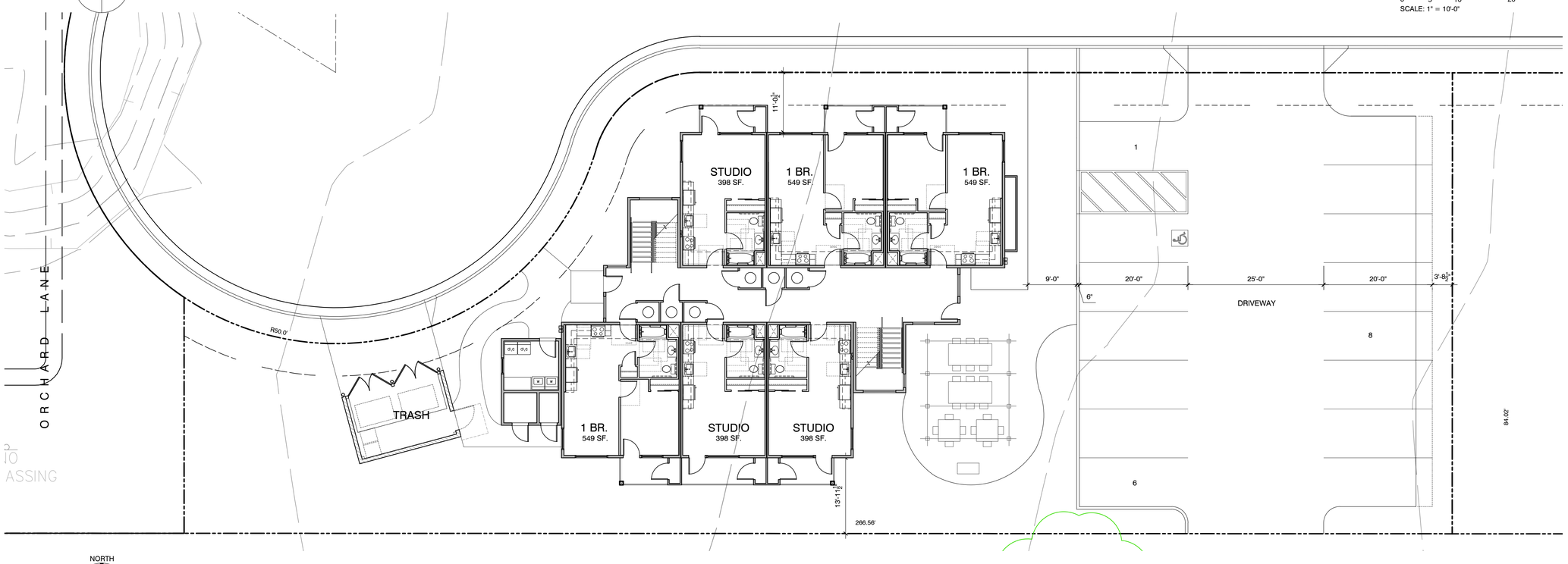


NORTH

ROOF PLAN

SCALE: 1" = 10'-0"

0 5 10 20
SCALE: 1" = 10'-0"



NORTH

SITE PLAN - 2ND. FLOOR

SCALE: 1" = 10'-0"

0 5 10 20
SCALE: 1" = 10'-0"

Project / Owner:

CHISPA
Almond Acres
Soledad Housing
Apartments

SOLEDAD, CA

THE
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Sheet Title:
SITE PLAN

Sheet Number:

A1.2

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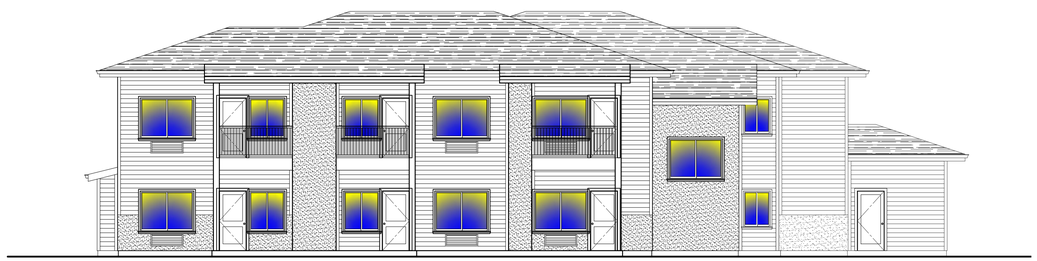
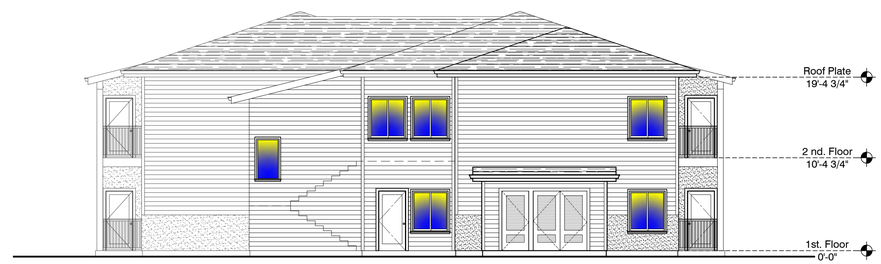
Project / Owner:

CHISPA
Almond Acres
Soledad Housing
Apartments

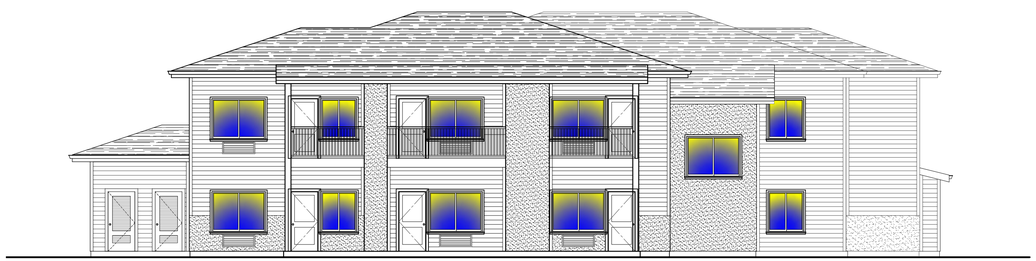
SOLEDAD, CA



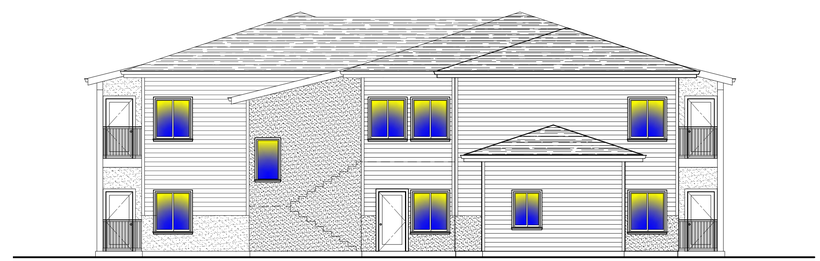
NORTH ELEVATIONS



WEST ELEVATIONS



SOUTH ELEVATIONS



EAST ELEVATIONS

NORTH

ELEVATIONS

SCALE: 1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

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Drawn By: ML

Drawing Date: 07/13/2024

Project Number: 2333

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Sheet Title:
ELEVATIONS

Sheet Number:

A3.1

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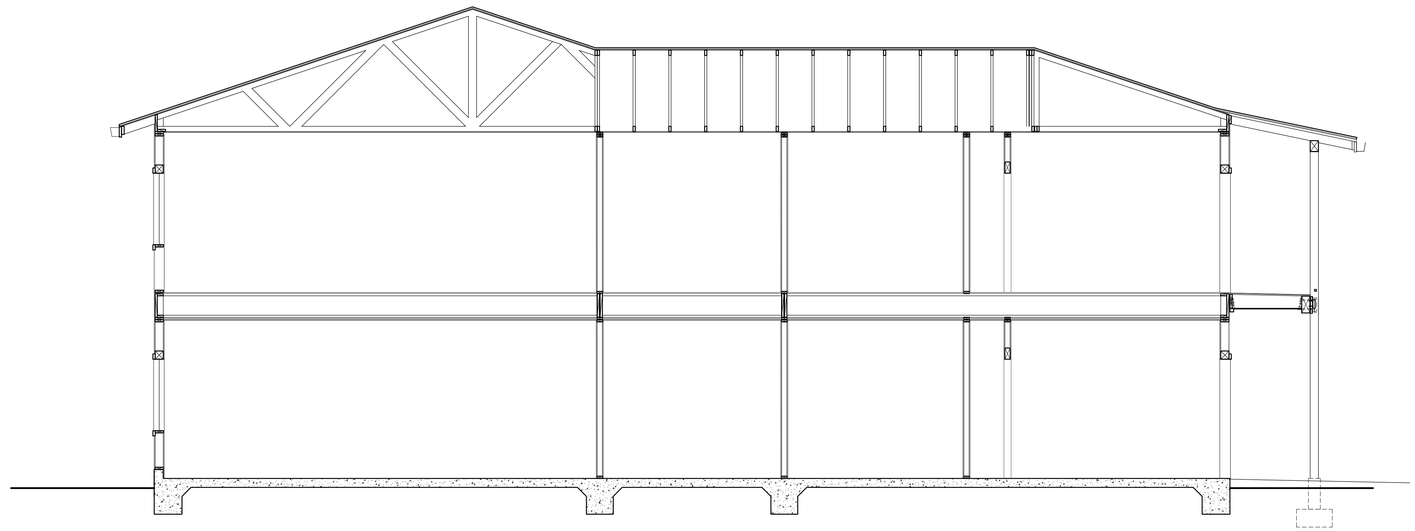
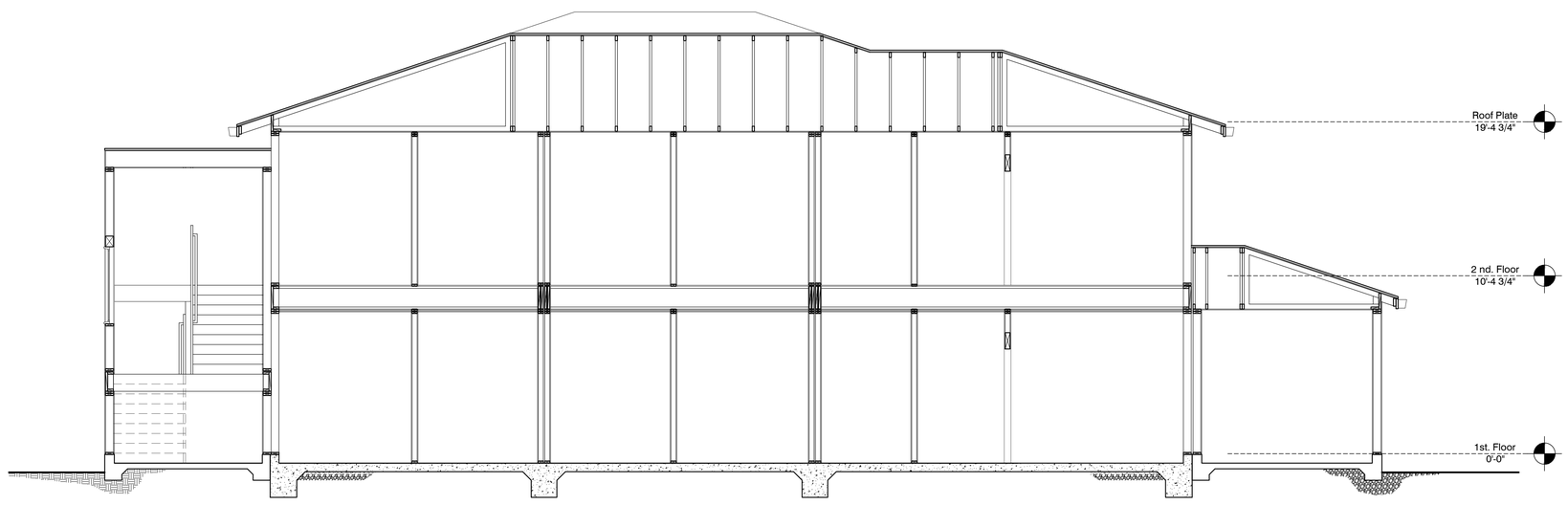


A SECTION



B SECTION

SECTIONS

SCALE: 1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"

Project / Owner:

CHISPA
Almond Acres
Soledad Housing
Apartments

SOLEDAD, CA

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
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Drawn By: ML

Drawing Date: 07/13/2024

Project Number: 2333

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Sheet Title:
SECTIONS

Sheet Number:

A3.2

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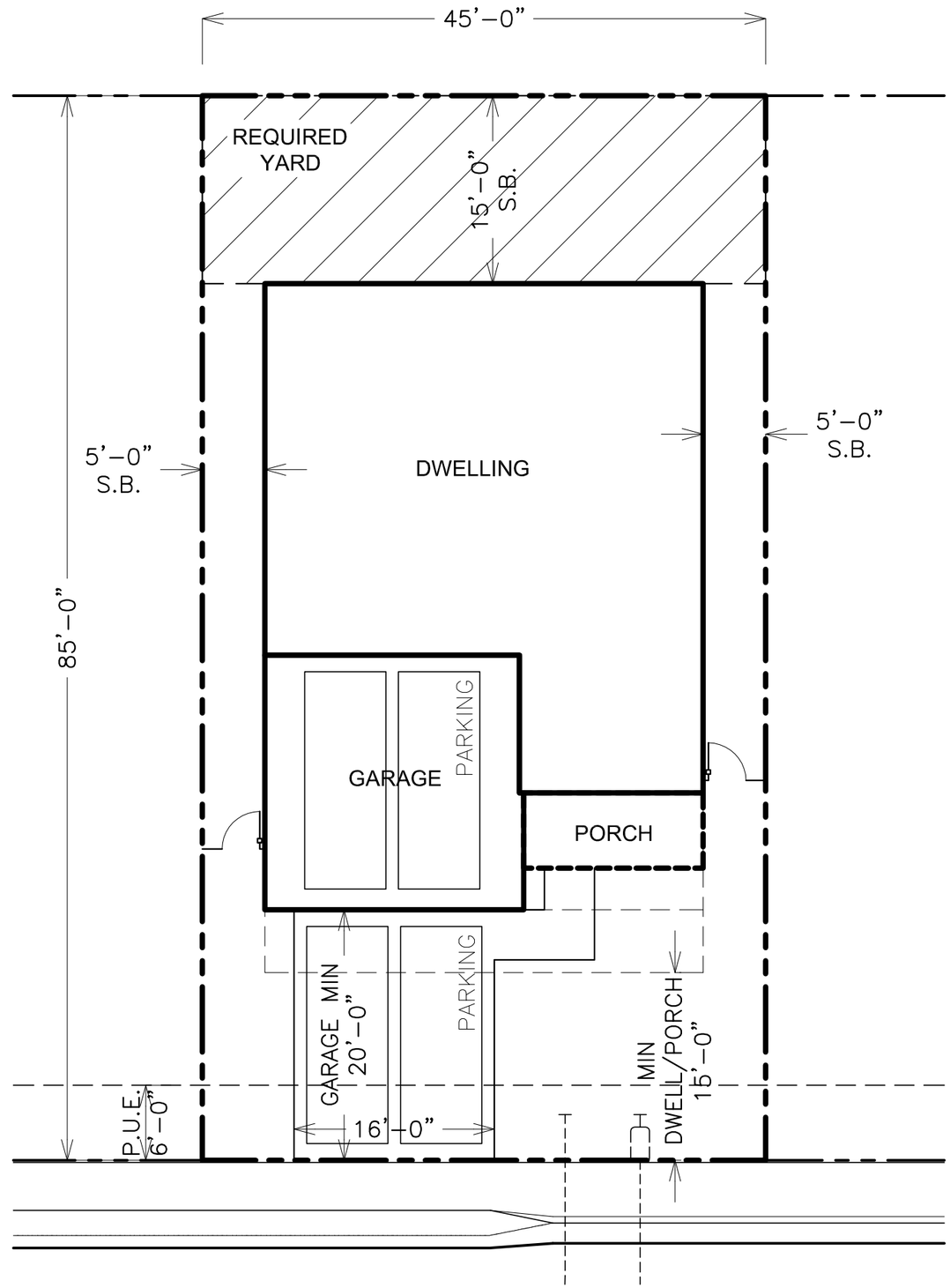


SITE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'–0" (11x17 SIZE)
DATE: 09.05.25

MODEL PLAN A

SINGLE STORY

DWELLING: 1200
GARAGE: 417
PORCH: 86
COVERED: 1703

LOT: 3825
PLAN 1200
COVERED: 1703, 44.5%

FRONT SB: DWELLING/PORCH: 15',
GARAGE: 20'
SIDE SB: INTERIOR 5', CORNER 10'
REAR SB: 15'
BACK YARD: 650 SF MIN
MAX LOT COVERAGE: 50%
GARAGE SIZE: 400 SF

FENCE & GATE
SEWER
WATER

LANSCAPE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'-0"

MODEL PLAN A

Legend

Shrubs

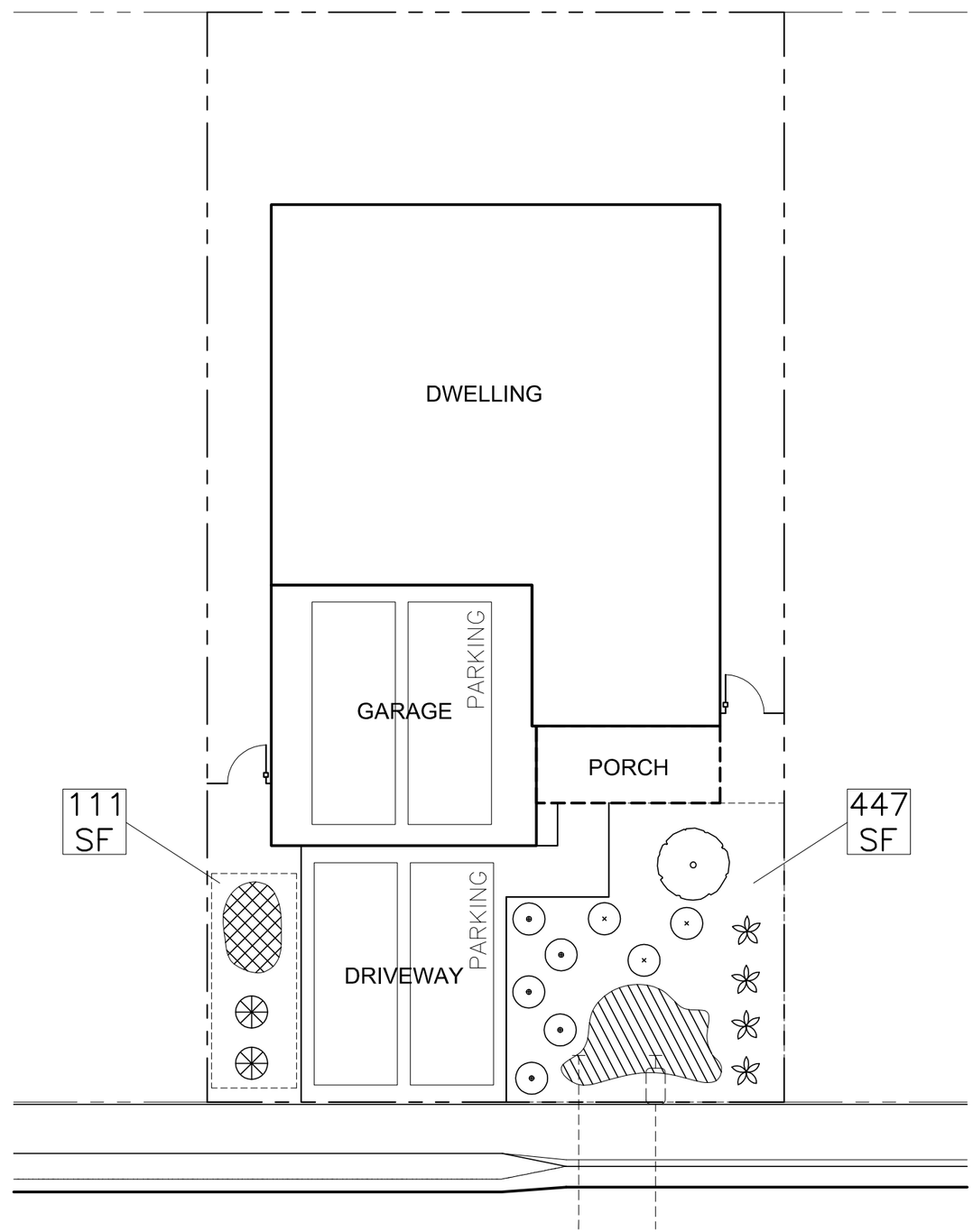
- PHOTINA 1 GAL
- INDIA HAWTHORN 1 GAL
- HEAVENLY BAMBOO 1 GAL
- FORTNIGHT LILY 1 GAL
- PINK DIOSMA 1 GAL
- HOPSEED BUSH 1 GAL
- DWARF MYRTLE 1 GAL
- DWARF PITTOSPORUM 1 GAL
- PITTOSPORUM 1 GAL
- DWARF CAROLINA CHERRY 5 GAL
- NEW ZEALAND FLAX 5 GAL
- HEBE 1 GAL

Ground Cover

- GROUNDCOVER ROSE 1 GAL @ 36"
- STAR JASMINE 1 GAL @ 36"
- ICEBERG ROSE 1 GAL @ 36"
- LILY OF THE NILE 1 GAL @ 36"
- BEARBERRY 1 GAL @ 36"
- EVERGREEN DAYLILY 1 GAL @ 36"
- GERMANDER 1 GAL @ 36"
- ASIAN JASMINE 1 GAL @ 36"

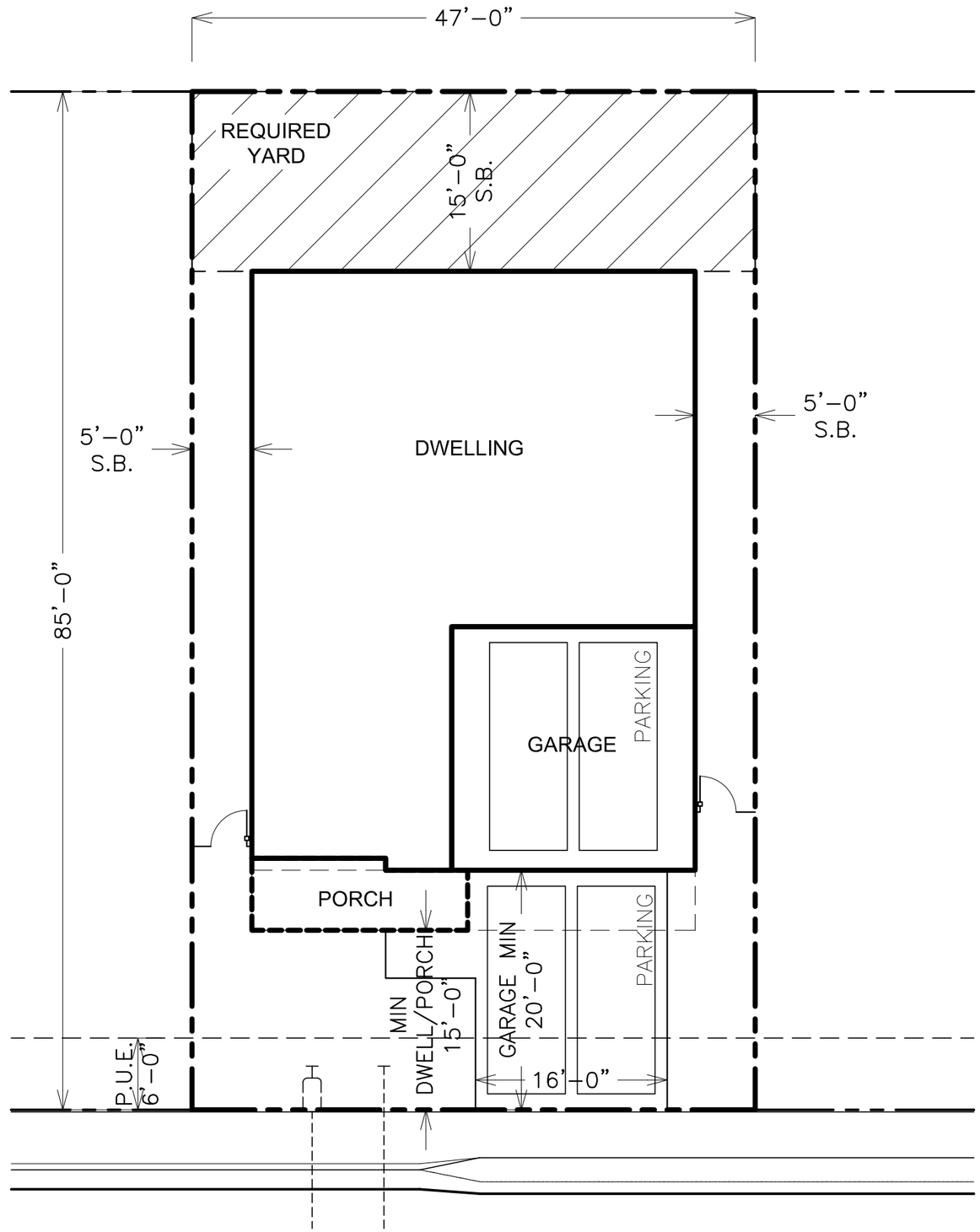
Yard Trees

- CHINESE PISTACHE 15 GAL @ 40'
- CRAPE MYRTLE 15 GAL
- ORNAMENTAL PLUM 15 GAL



LANDSCAPE AREA

FRONT	447
FRONT	111
TOTAL AREA	558 SF



SITE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'–0" (11x17 SIZE)
DATE: 09.05.25

MODEL PLAN B

SINGLE STORY

DWELLING: 1426
GARAGE: 414
PORCH: 102
COVERED: 1942

LOT: 3995
PLAN 1426
COVERED: 1942, 48.6%

FRONT SB: DWELLING/PORCH: 15',
GARAGE: 20'
SIDE SB: INTERIOR 5', CORNER 10'
REAR SB: 15'
BACK YARD: 650 SF MIN
MAX LOT COVERAGE: 50%
GARAGE SIZE: 400 SF

FENCE & GATE
SEWER
WATER

LANSCAPE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'-0"

MODEL PLAN B

Legend

Shrubs

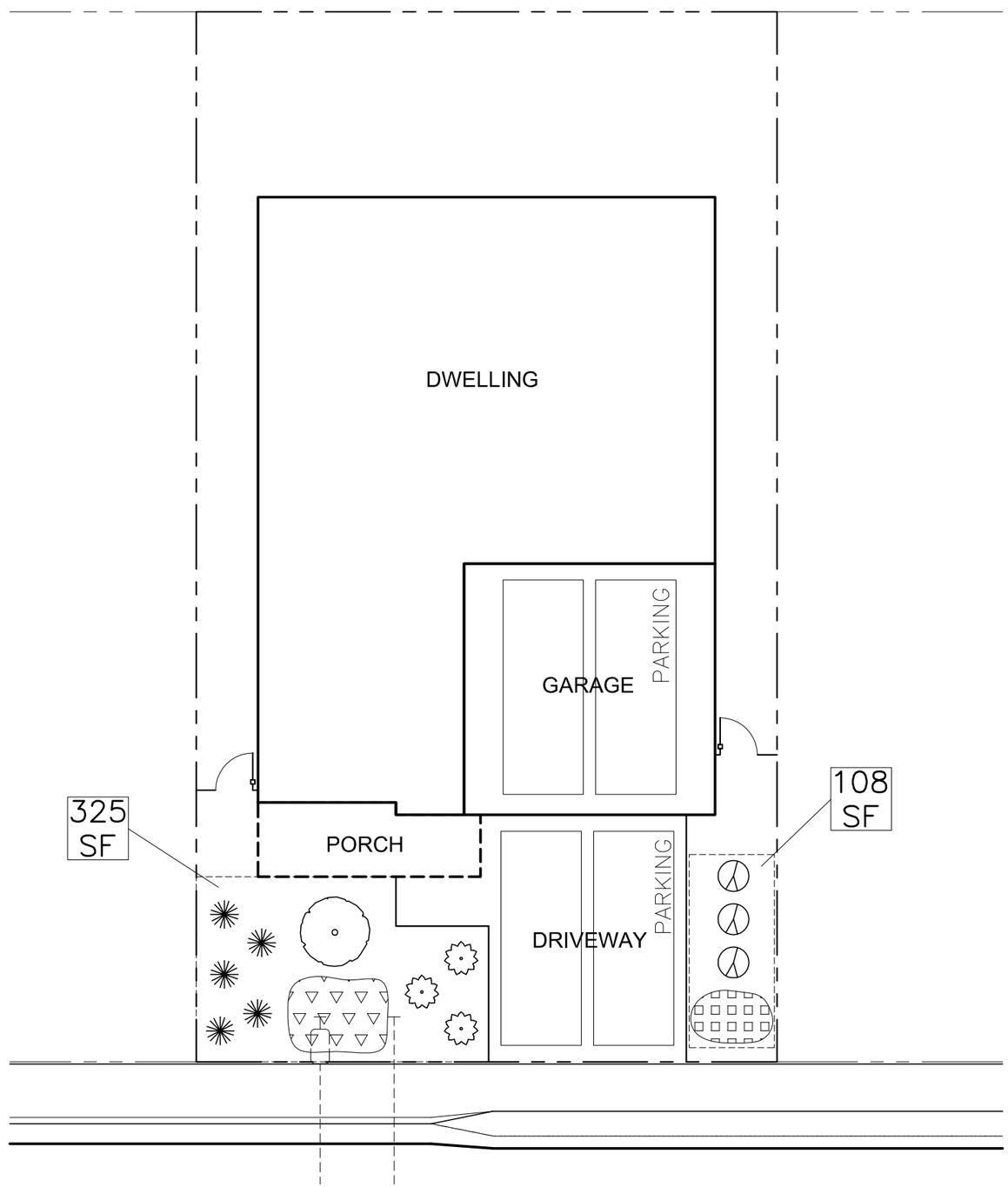
- PHOTINA 1 GAL
- INDIA HAWTHORN 1 GAL
- HEAVENLY BAMBOO 1 GAL
- FORTNIGHT LILY 1 GAL
- PINK DIOSMA 1 GAL
- HOPSEED BUSH 1 GAL
- DWARF MYRTLE 1 GAL
- DWARF PITTOSPORUM 1 GAL
- PITTOSPORUM 1 GAL
- DWARF CAROLINA CHERRY 5 GAL
- NEW ZEALAND FLAX 5 GAL
- HEBE 1 GAL

Ground Cover

- GROUNDCOVER ROSE 1 GAL @ 36"
- STAR JASMINE 1 GAL @ 36"
- ICEBERG ROSE 1 GAL @ 36"
- LILY OF THE NILE 1 GAL @ 36"
- BEARBERRY 1 GAL @ 36"
- EVERGREEN DAYLILY 1 GAL @ 36"
- GERMANDER 1 GAL @ 36"
- ASIAN JASMINE 1 GAL @ 36"

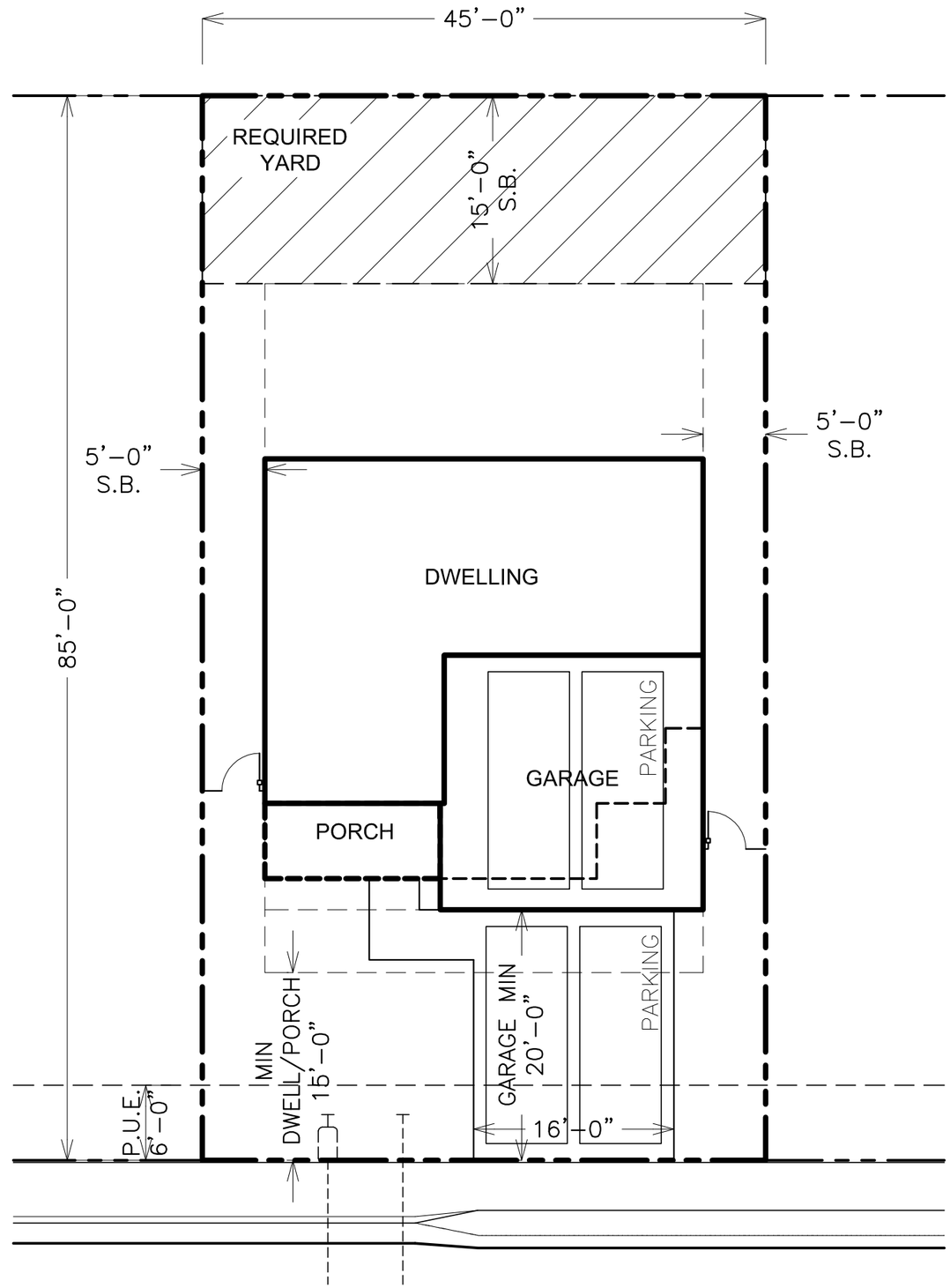
Yard Trees

- CHINESE PISTACHE 15 GAL @ 40'
- CRAPE MYRTLE 15 GAL
- ORNAMENTAL PLUM 15 GAL



LANDSCAPE AREA

FRONT	325
FRONT	108
TOTAL AREA	433 SF



SITE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'–0" (11x17 SIZE)
DATE: 09.05.25

MODEL PLAN C

TWO STORY

FLOOR 1: 718
FLOOR 2: 1020
GARAGE: 423
PORCH: 84
COVERED: 1225

LOT: 3825
PLAN 1738
COVERED: 1225, 32.0%

FRONT SB: DWELLING/PORCH: 15',
GARAGE: 20'
SIDE SB: INTERIOR 5', CORNER 10'
REAR SB: 15'
BACK YARD: 650 SF MIN
MAX LOT COVERAGE: 50%
GARAGE SIZE: 400 SF

FENCE & GATE
SEWER
WATER

LANSCAPE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'-0"

MODEL PLAN C

Legend

Shrubs

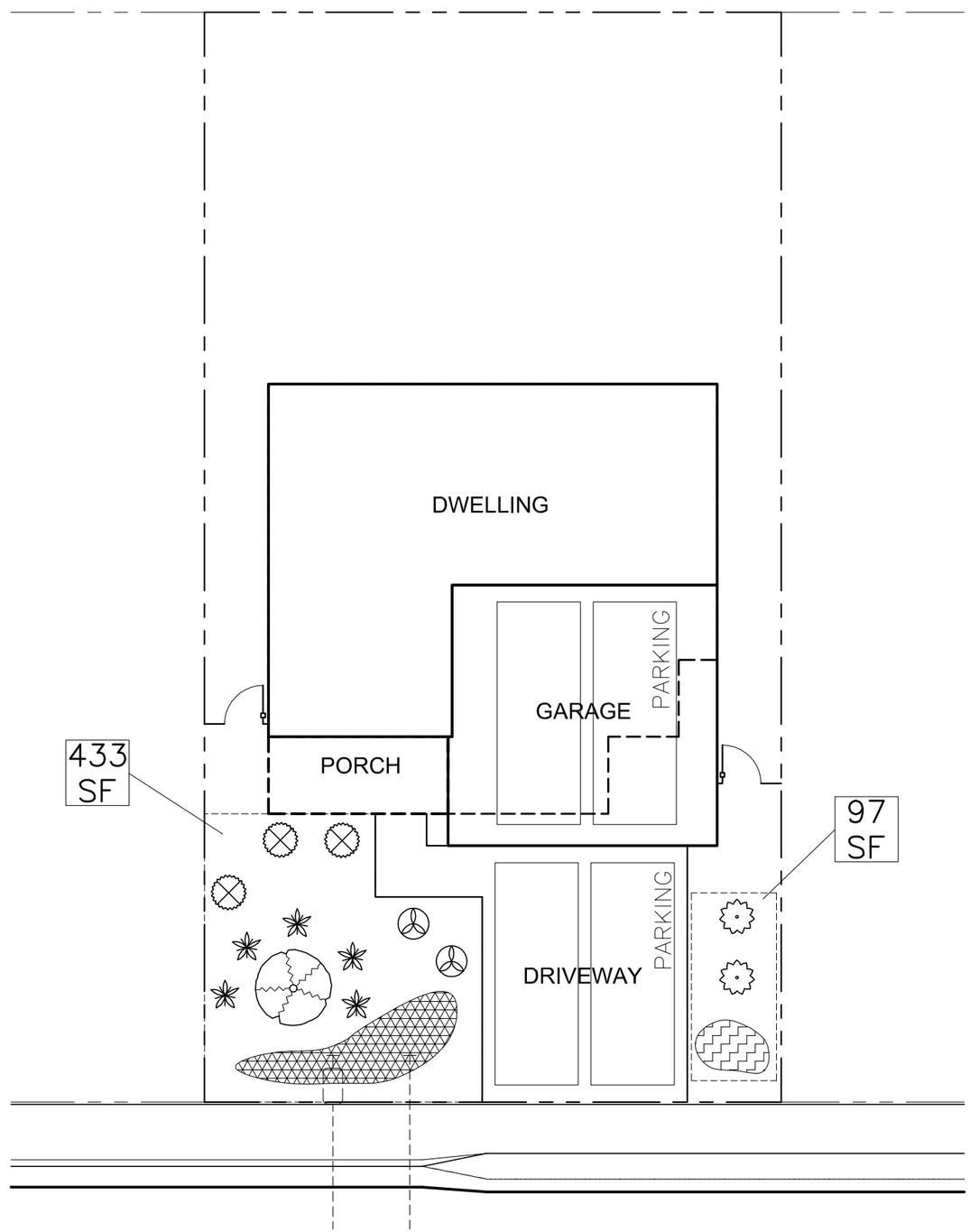
- PHOTINA 1 GAL
- INDIA HAWTHORN 1 GAL
- HEAVENLY BAMBOO 1 GAL
- FORTNIGHT LILY 1 GAL
- PINK DIOSMA 1 GAL
- HOPSEED BUSH 1 GAL
- DWARF MYRTLE 1 GAL
- DWARF PITTOSPORUM 1 GAL
- PITTOSPORUM 1 GAL
- DWARF CAROLINA CHERRY 5 GAL
- NEW ZEALAND FLAX 5 GAL
- HEBE 1 GAL

Ground Cover

- GROUNDCOVER ROSE 1 GAL @ 36"
- STAR JASMINE 1 GAL @ 36"
- ICEBERG ROSE 1 GAL @ 36"
- LILY OF THE NILE 1 GAL @ 36"
- BEARBERRY 1 GAL @ 36"
- EVERGREEN DAYLILY 1 GAL @ 36"
- GERMANDER 1 GAL @ 36"
- ASIAN JASMINE 1 GAL @ 36"

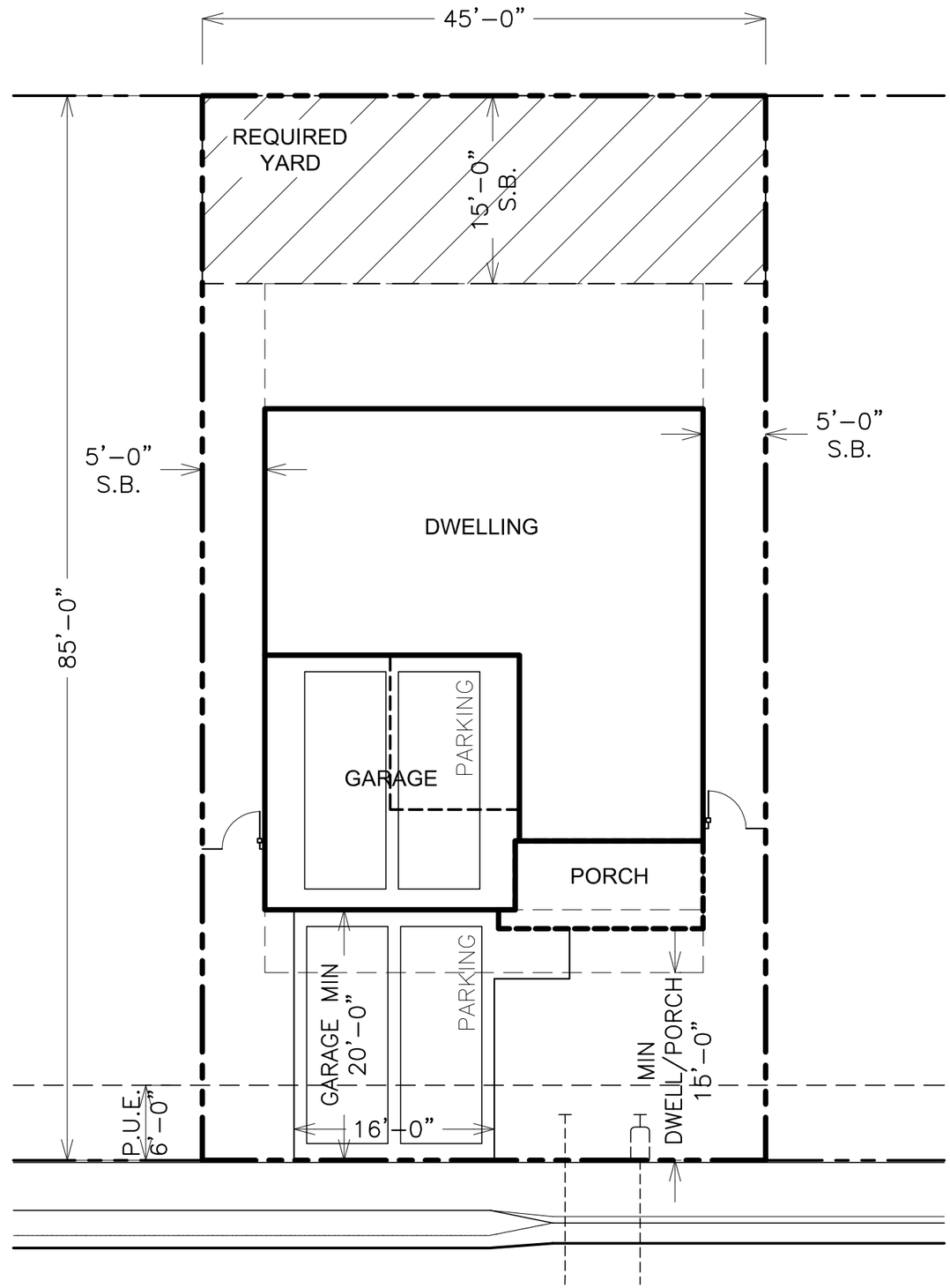
Yard Trees

- CHINESE PISTACHE 15 GAL @ 40'
- CRAPE MYRTLE 15 GAL
- ORNAMENTAL PLUM 15 GAL



LANDSCAPE AREA

FRONT	433
FRONT	97
TOTAL AREA	530 SF



SITE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'–0" (11x17 SIZE)
DATE: 09.05.25

MODEL PLAN D

TWO STORY

FLOOR 1: 906
FLOOR 2: 1033
GARAGE: 412
PORCH: 107
COVERED: 1425

LOT: 3825
PLAN 1939
COVERED: 1425, 37.2%

FRONT SB: DWELLING/PORCH: 15',
GARAGE: 20'
SIDE SB: INTERIOR 5', CORNER 10'
REAR SB: 15'
BACK YARD: 650 SF MIN
MAX LOT COVERAGE: 50%
GARAGE SIZE: 400 SF

FENCE & GATE
SEWER
WATER

LANSCAPE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'-0"

MODEL PLAN D

Legend

Shrubs

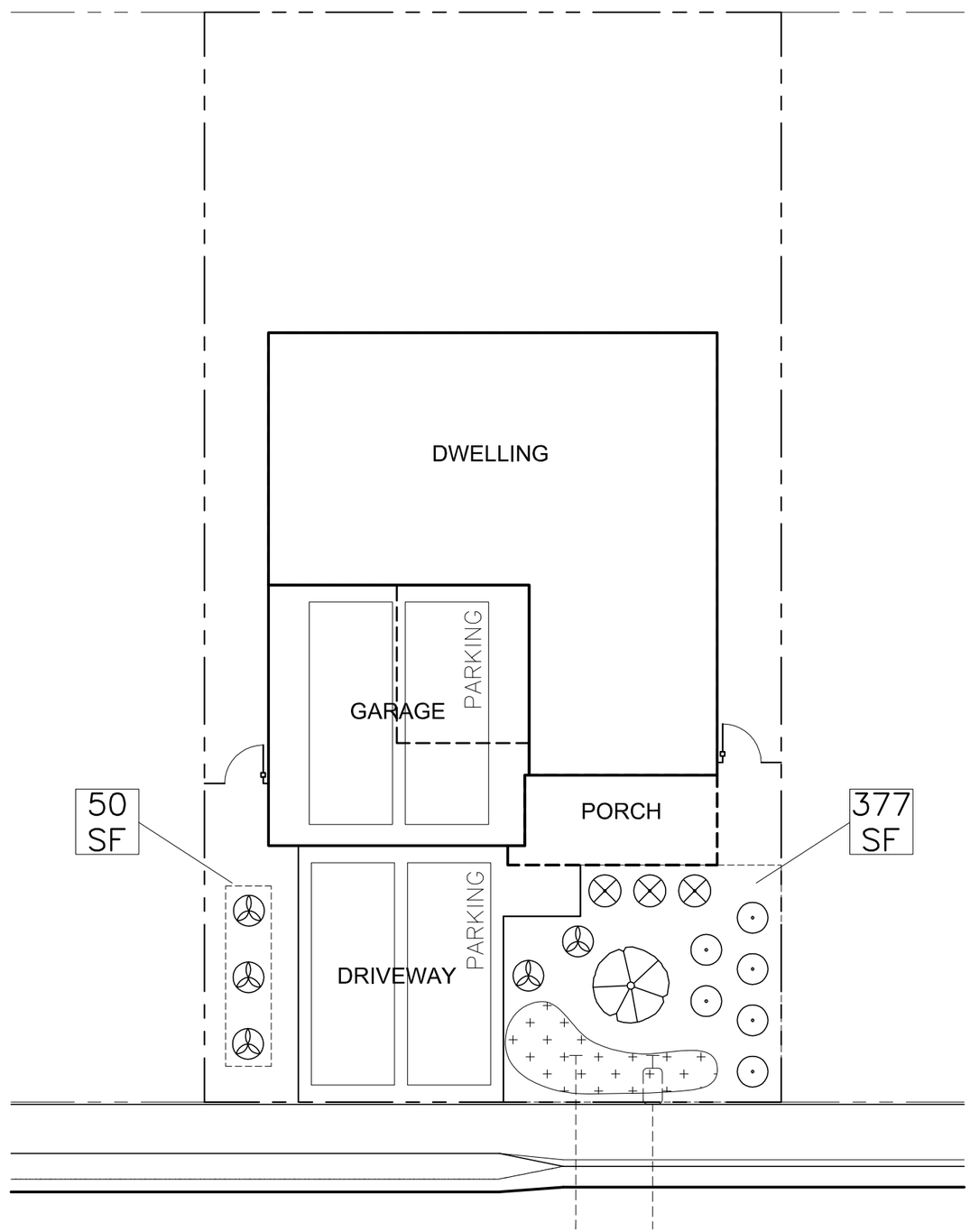
- PHOTINA 1 GAL
- INDIA HAWTHORN 1 GAL
- HEAVENLY BAMBOO 1 GAL
- FORTNIGHT LILY 1 GAL
- PINK DIOSMA 1 GAL
- HOPSEED BUSH 1 GAL
- DWARF MYRTLE 1 GAL
- DWARF PITTOSPORUM 1 GAL
- PITTOSPORUM 1 GAL
- DWARF CAROLINA CHERRY 5 GAL
- NEW ZEALAND FLAX 5 GAL
- HEBE 1 GAL

Ground Cover

- GROUNDCOVER ROSE 1 GAL @ 36"
- STAR JASMINE 1 GAL @ 36"
- ICEBERG ROSE 1 GAL @ 36"
- LILY OF THE NILE 1 GAL @ 36"
- BEARBERRY 1 GAL @ 36"
- EVERGREEN DAYLILY 1 GAL @ 36"
- GERMANDER 1 GAL @ 36"
- ASIAN JASMINE 1 GAL @ 36"

Yard Trees

- CHINESE PISTACHE 15 GAL @ 40'
- CRAPE MYRTLE 15 GAL
- ORNAMENTAL PLUM 15 GAL



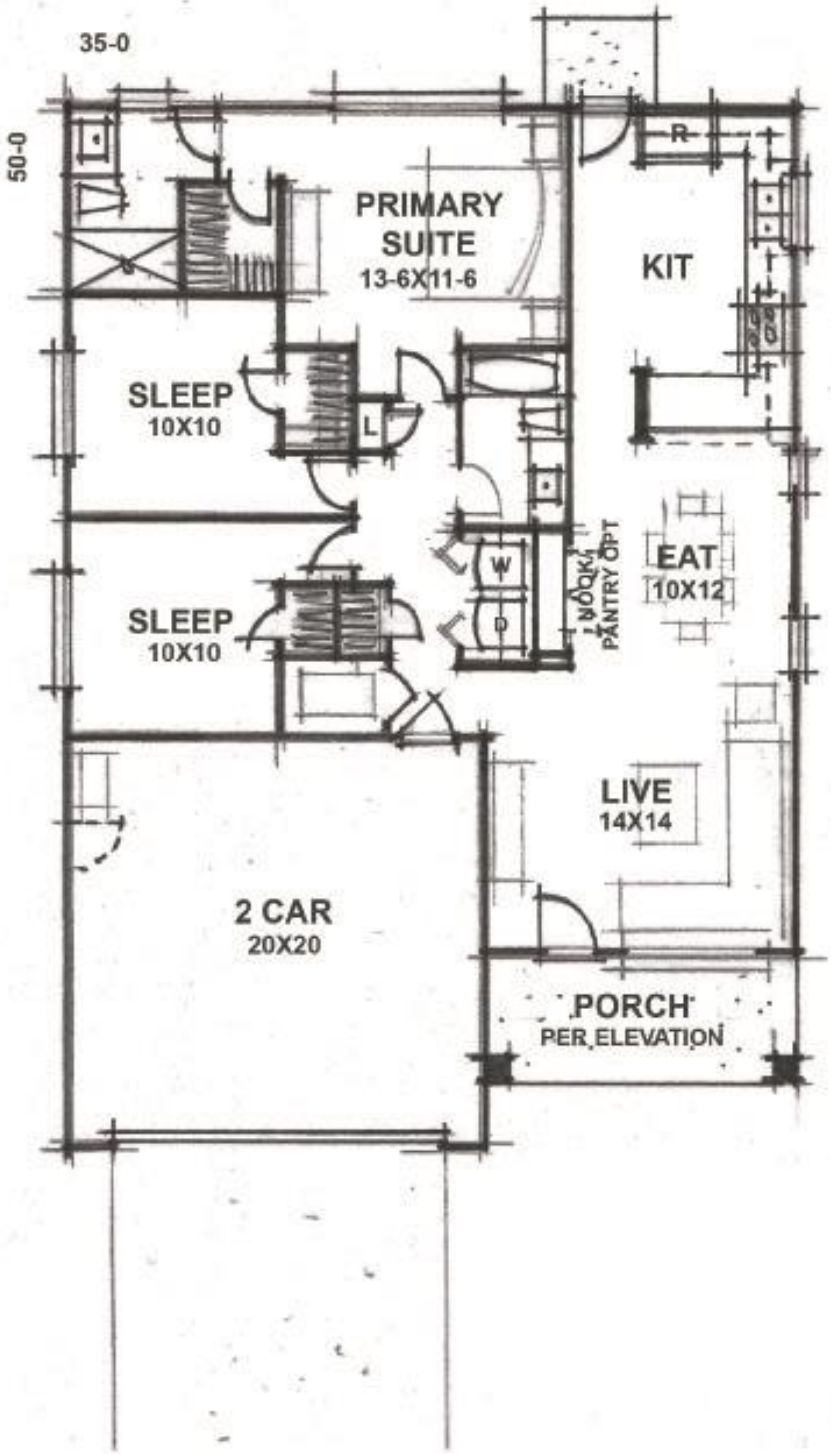
LANDSCAPE AREA

FRONT	377
FRONT	50
TOTAL AREA	427 SF

Almond Acres Model 1

All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Layout of Model 1 *3 Bedroom, 2 bath, approximately 1200 sf*

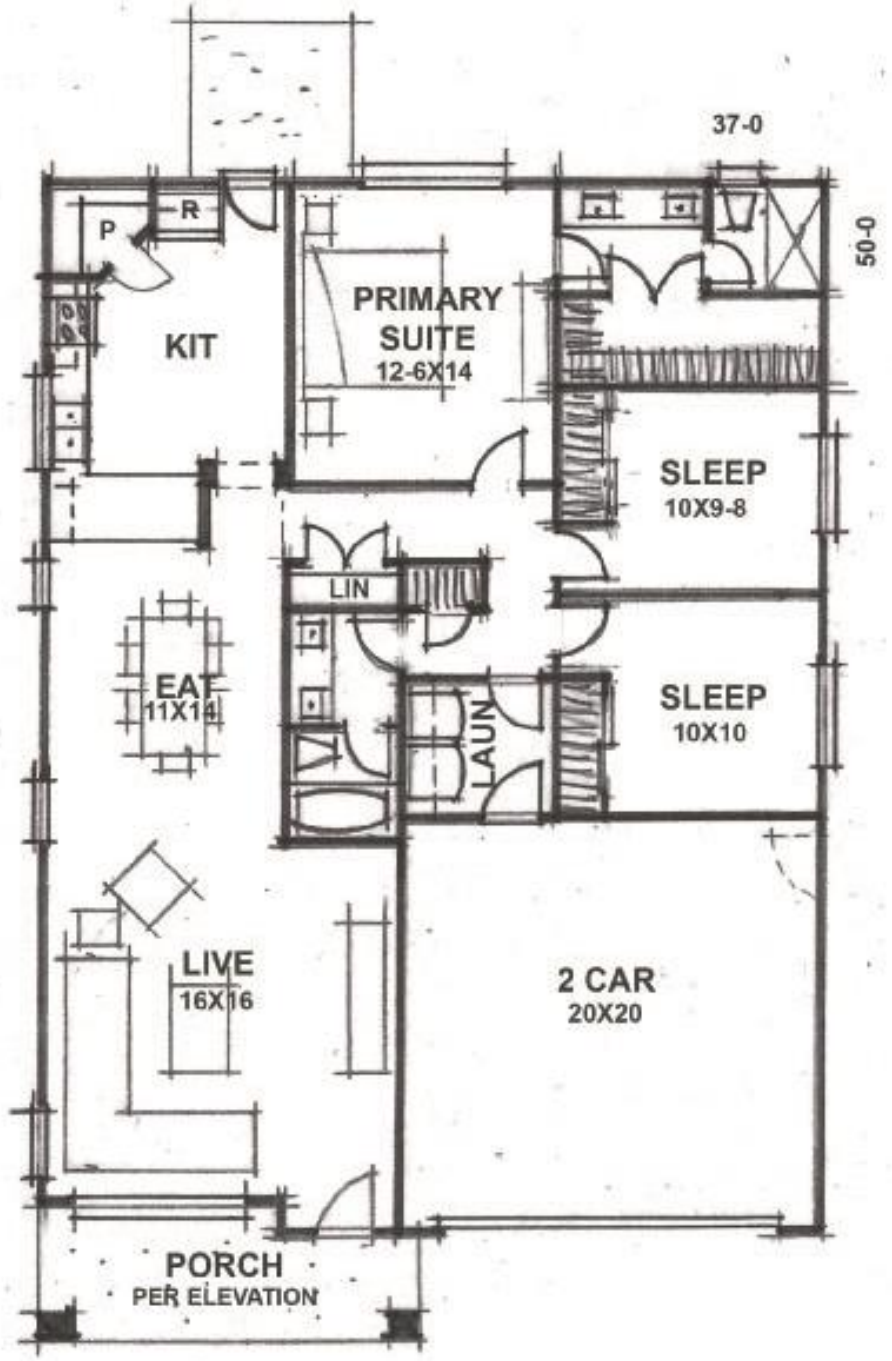


All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Almond Acres Model 2

All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Layout of Model 2 *3 Bedroom, 2 bath, approximately 1430 sf*

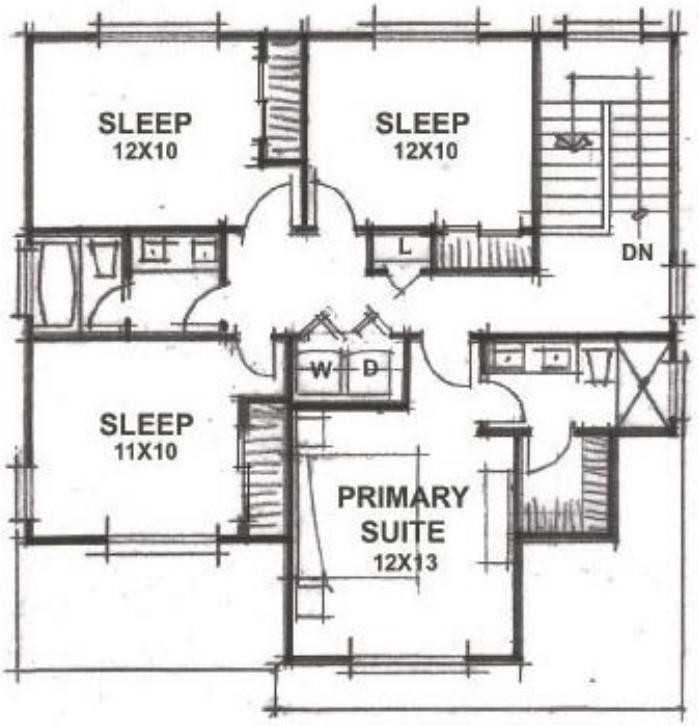


All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Almond Acres Model 3

All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Layout of Model 3 *4 Bedroom, 2.5 bath, approximately 1685 sf*

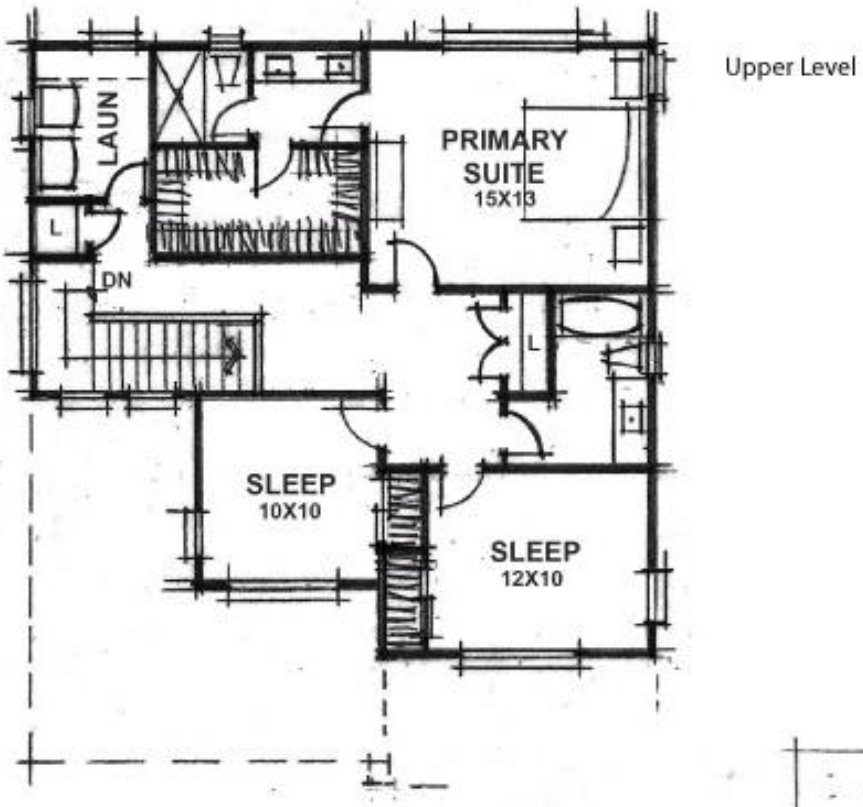


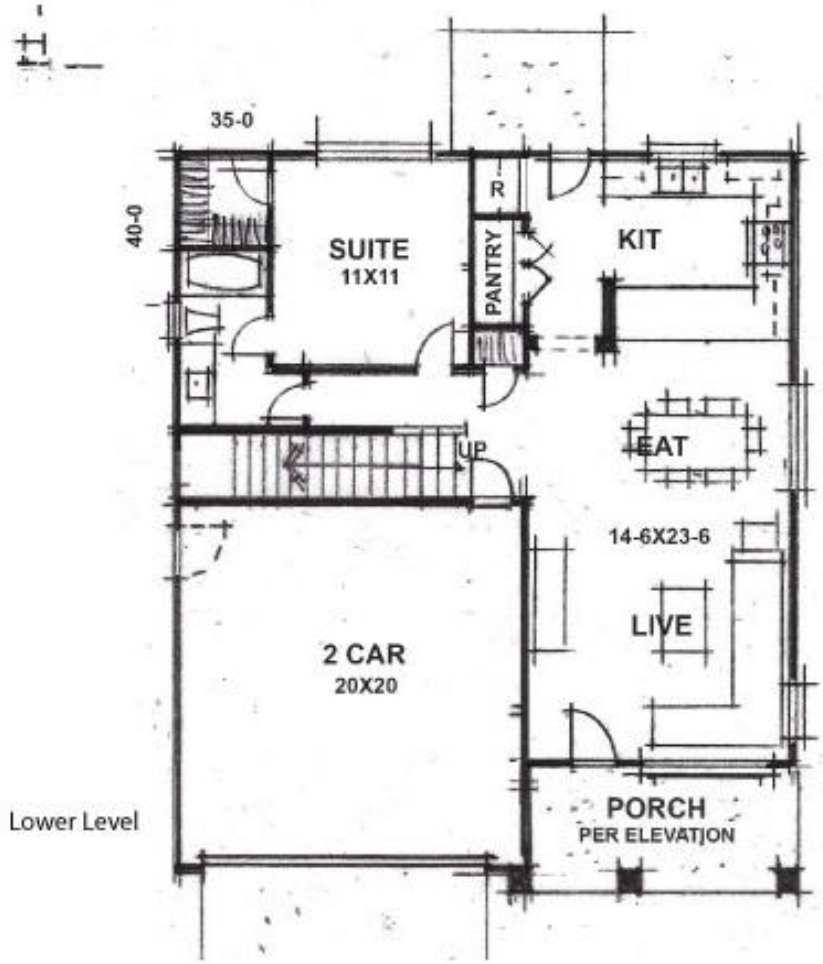
All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Almond Acres Model 4

All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Layout of Model 4 *4 Bedroom, 3 bath, approximately 1900 sf*





All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #1

Paint Scheme #1

Color 1

Color 2

Accent

Roof Scheme #1

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

NINO HOMES
WWW.NINOHOMES.COM

Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #2

Paint Scheme #2

Color 1

Color 2

Accent

Roof Scheme #2

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022
Tile Roof update 1/2022

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EXTERIOR COLOR SCHEME #3

Paint Scheme #3

Color 1

Color 2

Accent

Roof Scheme #3

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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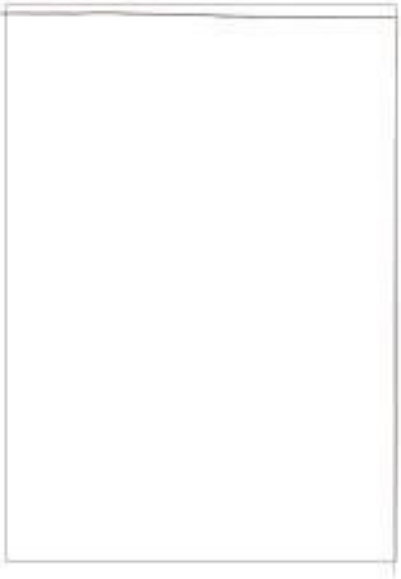
EXTERIOR COLOR SCHEME #4

Paint Scheme #4

Color 1



Color 2

Accent

Roof Scheme #4

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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EXTERIOR COLOR SCHEME #5

Paint Scheme #5

Color 1

Color 2

Accent

Roof Scheme #5

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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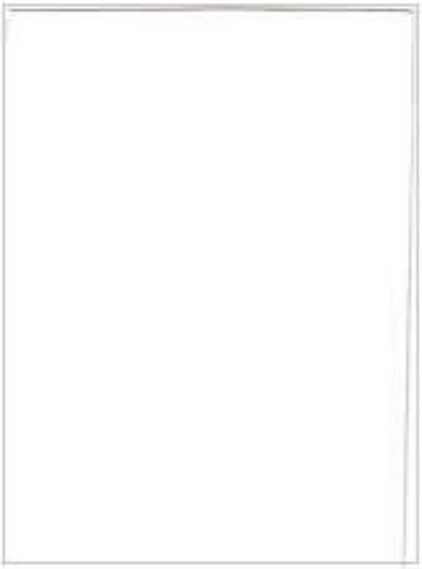
Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #6

Paint Scheme #6

Color 1



Color 2

Accent

Roof Scheme #6

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022
Tile Roof update 1/2022

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Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #7

Paint Scheme #7

Color 1

Color 2

Accent

Roof Scheme #7

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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EXTERIOR COLOR SCHEME #8

Paint Scheme #8

Color 1

Color 2

Accent

Roof Scheme #8

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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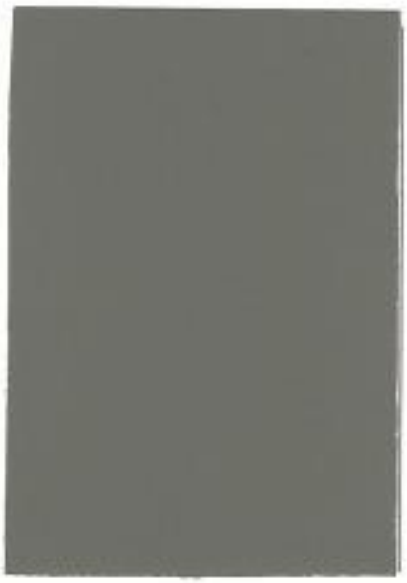
EXTERIOR COLOR SCHEME #9

Paint Scheme #9

Color 1

Color 2



Accent

Roof Scheme #9

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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EXTERIOR COLOR SCHEME #10

Paint Scheme #10

Color 1

Color 2

Accent

Roof Scheme #10

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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EXTERIOR COLOR SCHEME #11

Paint Scheme #11

Color 1

Color 2

Accent

Roof Scheme #11

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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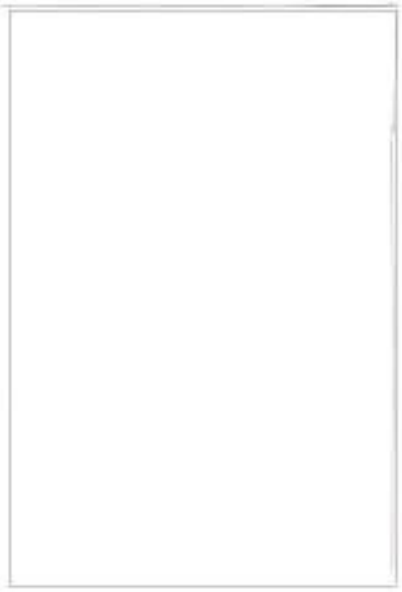
Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #12

Paint Scheme #12

Color 1



Color 2

Accent

Roof Scheme #12

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

NINO HOMES
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VESTING TENTATIVE MAP

Exhibit C

FOR
ALMOND ACRES
SOLEDAD, CALIFORNIA

PROJECT DESCRIPTION

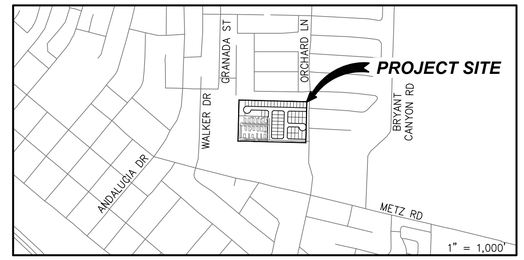
ALMOND ACRES IS A 12.48 ACRE SINGLE FAMILY LOT, APARTMENT, AND MOBILE HOME PARK SUBDIVISION. EXISTING MOBILE HOME PARK IS TO REMAIN.

PARCEL SUMMARY

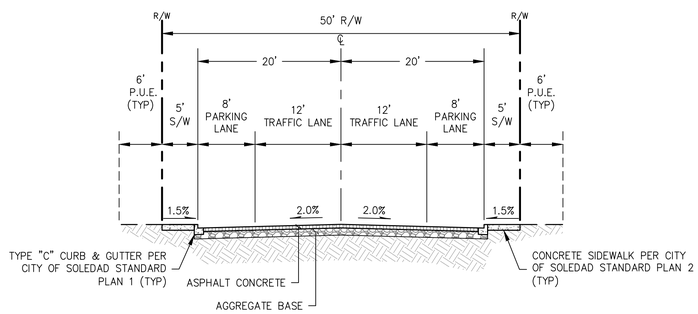
PURPOSE / USE	PARCEL	CITY DEDICATION	ACREAGE
RESIDENTIAL (55 SFR LOTS)	LOTS 1 - 55		5.31
PUBLIC STREET R/W		IN FEE	3.06
EX MOBILE HOME PARK	PARCEL A		3.32
APARTMENTS (12 UNITS)	PARCEL B		0.38
PUBLIC OPEN SPACE / STORMWATER FACILITIES	PARCEL C	IN FEE	0.41
TOTAL TENTATIVE MAP ACREAGE			12.48

GENERAL NOTES

1. OWNER/SUBDIVIDER: NINO FAMILY LP, PO BOX 1180, TREE PINOS, CA 95075, (831) 902-0566
2. CIVIL ENGINEER: WHITSON ENGINEERS, 6 HARRIS COURT, MONTEREY, CA 93940, (831) 649-5225
3. ASSESSOR'S PARCEL NUMBER: 022-281-005
4. SITE AREA: 12.48 ACRES
5. GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
6. CURRENT LAND USE: MOBILE HOME PARK, THREE SINGLE FAMILY RESIDENCES, UNDEVELOPED LAND
7. CURRENT ZONING: RESIDENTIAL – SINGLE FAMILY
8. PROPOSED LAND USE: EXISTING MOBILE HOME PARK TO REMAIN, SINGLE FAMILY RESIDENCE SUBDIVISION
9. FLOOD ZONE: ZONE X
10. UTILITIES:
    - SANITARY SEWER: CITY OF SOLEDAD
    - STORM DRAIN: CITY OF SOLEDAD
    - WATER: CITY OF SOLEDAD
    - GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC
    - TELEPHONE: AT&T
    - CABLE COMPANY: CHARTER COMMUNICATIONS
    - FIRE: CITY OF SOLEDAD
11. THE PROPOSED GRADING AS SHOWN IS PRELIMINARY AND IS SUBJECT TO FINAL DESIGN.
12. ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEERING REPORT FOR THE ALMOND ACRES RESIDENTIAL DEVELOPMENT, PREPARED BY EARTH SYSTEMS PACIFIC, DATED MARCH 22, 2024.
13. UTILITY LOCATIONS, STREET GRADES, AND LOT DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
14. FINAL MAPS MAY BE FILED IN MULTIPLE PHASES.
15. ALL EXISTING EASEMENTS SHOWN WITHIN THE SUBDIVISION IN CONFLICT WITH THE PROPOSED IMPROVEMENTS ARE TO BE QUITCLAIMED. NEW EASEMENTS, IF REQUIRED, SHALL BE DEDICATED TO THE APPROPRIATE AGENCIES BY SEPARATE INSTRUMENT. PUBLIC UTILITY EASEMENTS NECESSARY TO SUPPORT THE NEW PUBLIC INFRASTRUCTURE ARE TO BE OFFERED TO DEDICATION TO THE CITY WITH THE FINAL MAP.
16. TOPOGRAPHY SHOWN IS BASED ON FIELD SURVEYS PERFORMED BY WHITSON ENGINEERS ON JANUARY 2021 AND MAY 2023.
17. FINAL ENGINEERING DESIGN MAY REQUIRE CHANGES TO THE LOCATION OF INFRASTRUCTURE AND DRAINAGE FACILITIES.
18. ALL SIZES, AREAS, VOLUMES, LENGTHS AND DISTANCES CONTAINED HEREIN ARE ONLY APPROXIMATE AND ARE NOT INTENDED, NOR SHOULD THEY BE ACCEPTED AS EXACT MEASUREMENTS.
19. EXISTING STRUCTURES AND TREES, EXCEPT THOSE IN PARCEL A (MOBILE HOME PARK) ARE TO BE REMOVED. DEMOLITION PLANS TO BE PROVIDED FOR CITY REVIEW UNDER SEPARATE COVER.



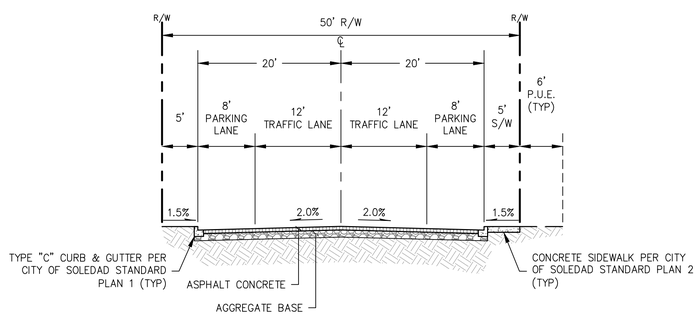
VICINITY MAP



50' PUBLIC STREET TYP. SECTION

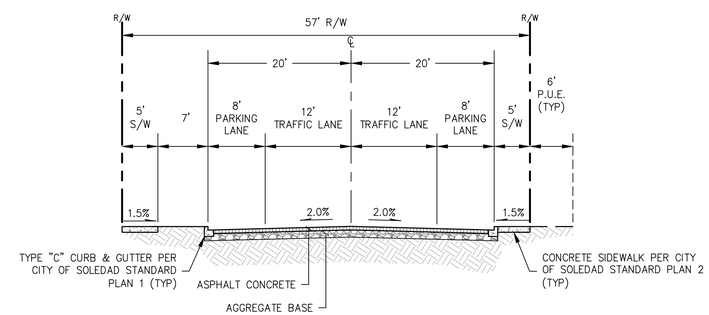
NOT TO SCALE

(CADENA DRIVE, B STREET, C STREET)



CEDAR LANE PUBLIC STREET TYP. SECTION

NOT TO SCALE



A STREET PUBLIC STREET TYP. SECTION

NOT TO SCALE

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY		
LOT LINE		
RIGHT-OF-WAY		
CENTER LINE		
EASEMENT LINE		
EASEMENT TO BE ABANDONED AND FACILITIES TO BE RELOCATED TO R/W		
HINGE LINE/TOP SLOPE		
TOE SLOPE		
SAWCUT LIMIT		
GUTTER FLOWLINE		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY CURB CUT		
CURB RAMP CALTRANS A88A CASE "A"		
DOMESTIC WATER MAIN	8"W	12"W
SANITARY SEWER	6"SS	6"SS
STORM DRAIN	15"SD	24"SD
STORM MANHOLE		
STANDARD CURB INLET		
STORM DRAIN FIELD INLET		
SANITARY SEWER MANHOLE		
UTILITY POINT OF CONNECTION		

INDEX OF SHEETS

SHEET	DESCRIPTION
C-1	TITLE SHEET
C-2	BOUNDARY AND EXISTING CONDITIONS MAP
C-3	LOT AND BOUNDARY MAP
C-4	GRADING AND UTILITY PLAN

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ARV	AIR RELEASE VALVE
B	BUBBLER
BC	BEGINNING OF CURVE
BEG	BEGIN
BFP	BACK FLOW PREVENTER
BOV	BLOW OFF VALVE
BOW, BW	BACK OF WALK, BOTTOM OF WALL
BSM	BIORETENTION SOIL MIX
(C)	COMMERCIAL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CG&S	CURB, GUTTER & SIDEWALK
CL	CENTERLINE
CO	CLEAN OUT
CONC	CONCRETE
CR	CROWN
DI	DROP INLET/DITCH INLET
DL	DRIVEWAY LIP
DW	DRIVEWAY
EC	END OF CURVE
EM	EASEMENT
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EX, EXIST, (E)	EXISTING
(F)	FUTURE
FC	FACE OF CURB
FES	FLARED END SECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FUT	FUTURE
FW	FACE OF WALL
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
GP	GARAGE PAD
GND	GROUND
GR	GRATE
HGL	HYDRAULIC GRADE LINE
HL	HINGE LINE
HP	HIGH POINT
IEUE	INGRESS, EGRESS & UTILITY EASEMENT
IM	IRRIGATION METER
INV	INVERT
IS	IRRIGATION SLEEVE
L	LENGTH
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
LT	LEFT
MAX	MAXIMUM
MID	MIDDLE
MIN	MINIMUM
NE	NORTHEAST
NW	NORTHWEST
OB	OVERBUILD
OH	OVERHEAD ELECTRIC
(P)	PROPOSED
P	PAD
PCC	PORTLAND CEMENT CONCRETE
PFF	PORCH FINISH FLOOR
PIP	PROTECT IN PLACE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
RT	RIGHT
R/W	RIGHT OF WAY
SC	SAW CUT
SCM	STORMWATER CONTROL MEASURE
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SFR	SINGLE FAMILY RESIDENTIAL
S.L.D.	SEE LANDSCAPE DRAWINGS
SO	SIDE OPENING
SS	SANITARY SEWER
S.S.D.	SEE STRUCTURAL DRAWINGS
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SOUTHWEST
S/W	SIDEWALK
TB	TOP OF BANK
TBC	TOP OF BAND CURB
TC	TOP OF CURB
TI	TRAFFIC INDEX
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
W	WATER
WM	WATER METER
WQ	WATER QUALITY
WV	WATER VALVE
XJT	EXISTING JOINT TRENCH

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ANDREW P. HUNTER
No. 67730
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION			
1	7/12/2024	BDE	CITY SUBMITTAL
2	3/13/2026	KAL	CITY SUBMITTAL

VESTING TENTATIVE MAP
ALMOND ACRES
SOLEDAD, CALIFORNIA
APN: 022-281-005

TITLE SHEET

SCALE:	NONE
DRAWN:	BDE
JOB No.:	4478.01
SHEET	C-1 OF 4

NOT FOR CONSTRUCTION

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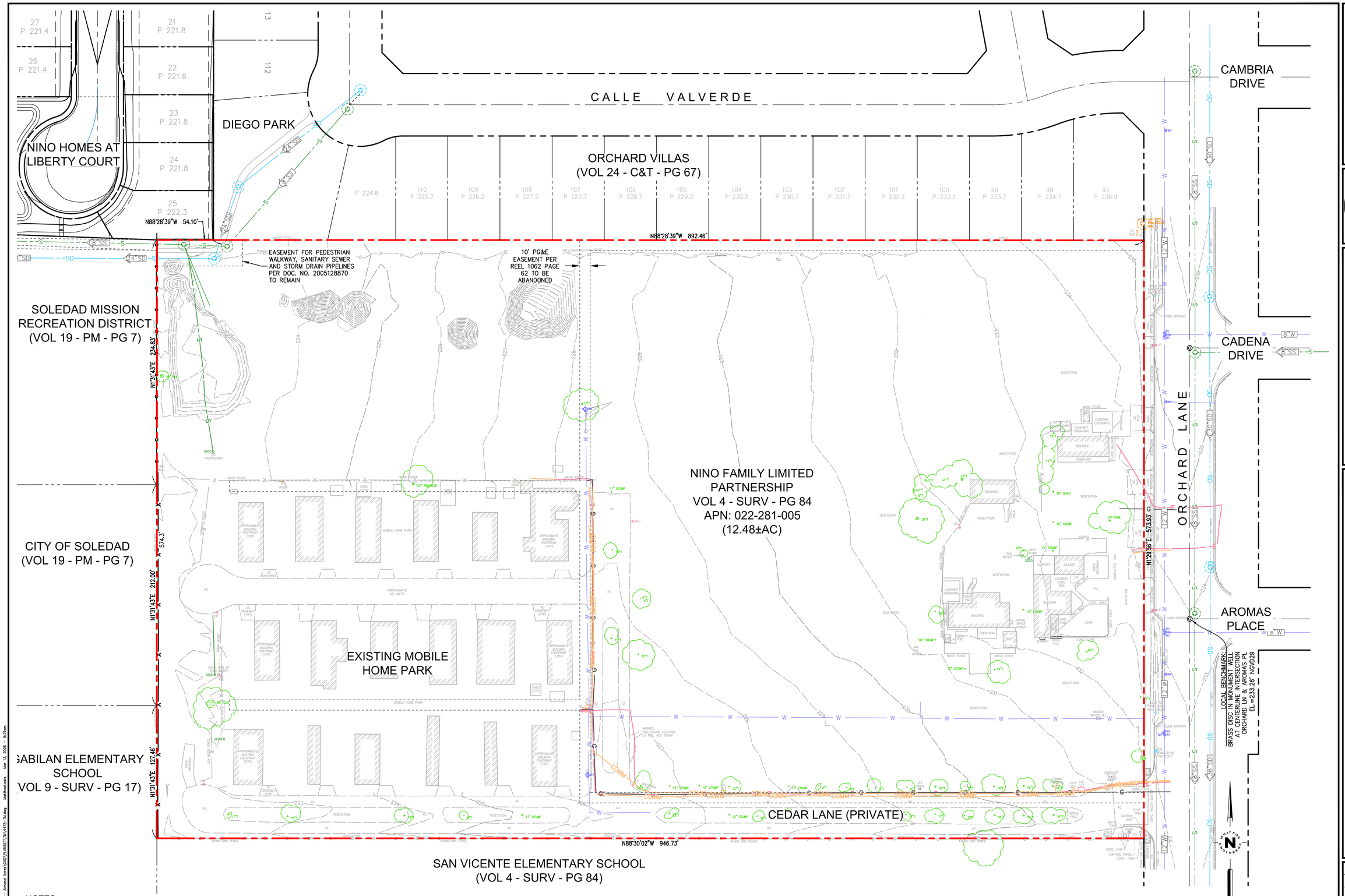

NOTES:

1. AN ELEVATION OF 205.62 FEET RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) WAS HELD FOR THE BENCHMARK DESIGNATED "A 1191"(PID: GU2537), AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS). AN ESTABLISHED NGVD29 ELEVATION OF 233.26 FEET FOR A BRASS DISC IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF ORCHARD LANE AND AROMAS PLACE, SHOWN HEREON, IS THE LOCAL SITE BENCHMARK.

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2	3/13/2026	MJL	CITY SUBMITTAL

VESTING TENTATIVE MAP
ALMOND ACRES

SOLEDAD, CALIFORNIA

APN: 022-281-005

BOUNDARY AND EXISTING CONDITIONS MAP

SCALE:	1" = 40'
DRAWN:	BDE
JOB No.:	4478.01

SHEET C-2 OF 4

NOT FOR CONSTRUCTION

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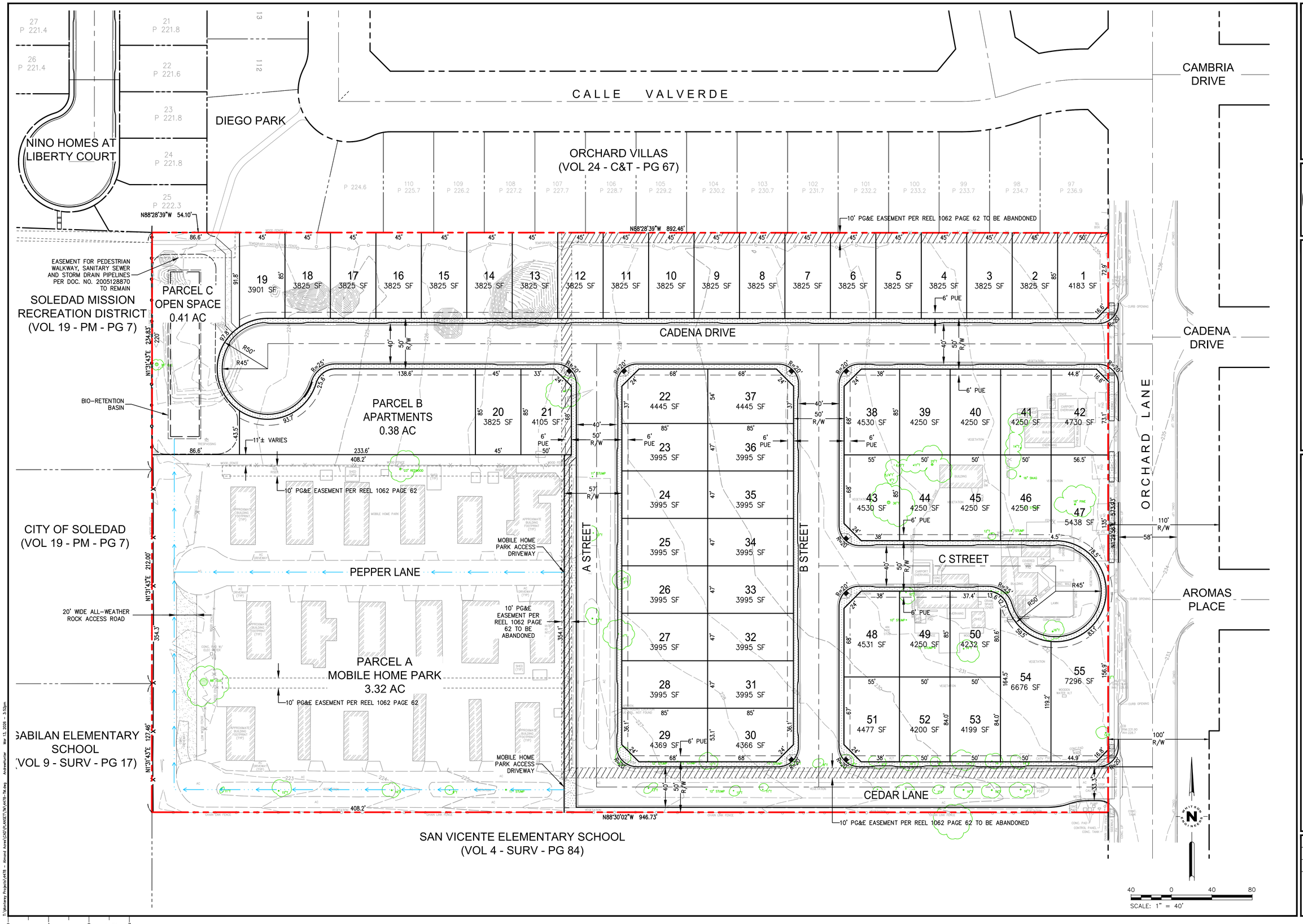

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2	3/13/2026	VAL	CITY SUBMITTAL

VESTING TENTATIVE MAP
ALMOND ACRES

SOLEDAD, CALIFORNIA

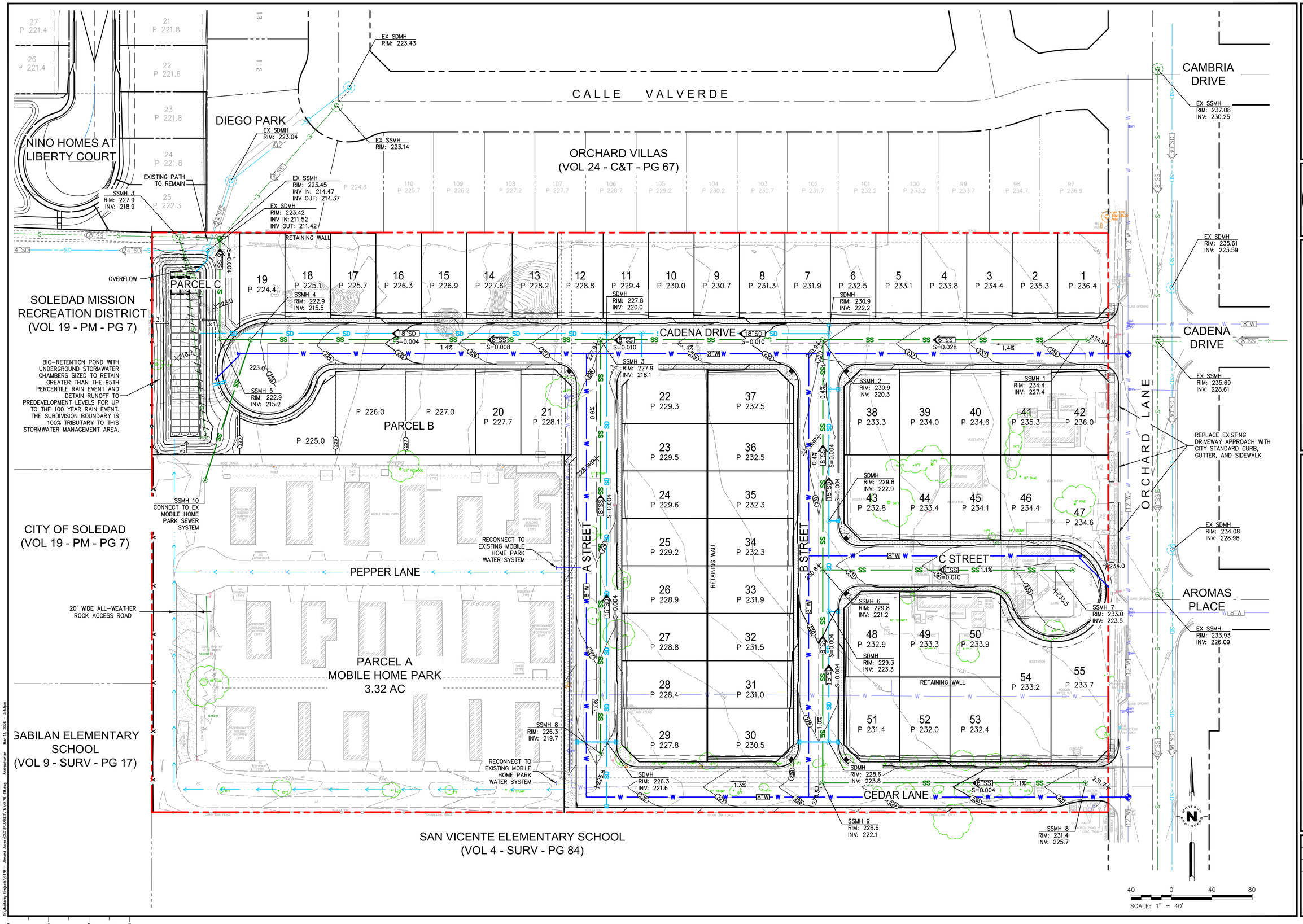
APN: 022-281-005

LOT AND BOUNDARY MAP

SCALE:	1" = 40'
DRAWN:	BDE
JOB No.:	4478.01

SHEET C-3 OF 4

NOT FOR CONSTRUCTION



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SUBMITTAL / REVISION			
1	7/12/2024	BDE	CITY SUBMITTAL
2	3/13/2026	KAL	CITY SUBMITTAL

VESTING TENTATIVE MAP
ALMOND ACRES

SOLEDAD, CALIFORNIA

APN: 022-281-005

GRADING AND UTILITY PLAN

SCALE:	1" = 40'
DRAWN:	BDE
JOB No.:	4478.01
SHEET	C-4 OF 4

NOT FOR CONSTRUCTION

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ALMOND ACRES

PLANNED UNIT DEVELOPMENT & VESTING TENTATIVE MAP

City of Soledad
Planning Division
June 17, 2026

OVERVIEW

- Planned Unit Development (PUD-24002)
- Vesting Tentative Subdivision Map (TM-24003)
- Focused Environmental Impact Report (SCH#2025030381)
- Planning Commission- Recommendation to City Council for the following:
  - Certify EIR, Adopt CEQA Findings, Statement of Overriding Consideration and MMRP
  - Approve PUD and VTM

PROJECT REQUESTS

- Planned Unit Development (PUD)
- Vesting Tentative Map (VTM)
  - Creates 55 Single-family Homes
  - 12 Multi-family Apartments

- California Environmental Quality Act (CEQA)
  - Certification of Final Environmental Impact Report (EIR)
  - Adoption of CEQA Findings
  - Adoption of Statement of Overriding Considerations (SOC)
  - Adoption of Mitigation Monitoring and Reporting Program (MMRP)

PROJECT LOCATION

- 12.48 Acre Site (APN 022-281-005)
- West side of Orchard Lane – between Cedar Lane and Calle Valverde

- Vacant/Degraded Infill Site
- Existing 18-unit mobile home park remains
- Existing Single-Family Home to be demolished
- Adjacent to:
  - Residential Neighborhoods
  - Schools
  - Community Center
  - Parks

Calle Valverde
Diego Park
Cambria Dr
Cadena Dr
Aromas Pl
Walker Dr
Willow Way
Cedar Ln
Orchard Ln
Orchard lane skatepark
Orchard Lane Park
San Vicente Elementary School
Modulars in Yellow are no longer on the site
Single Family Home in Orange to be Demolished
To Remain

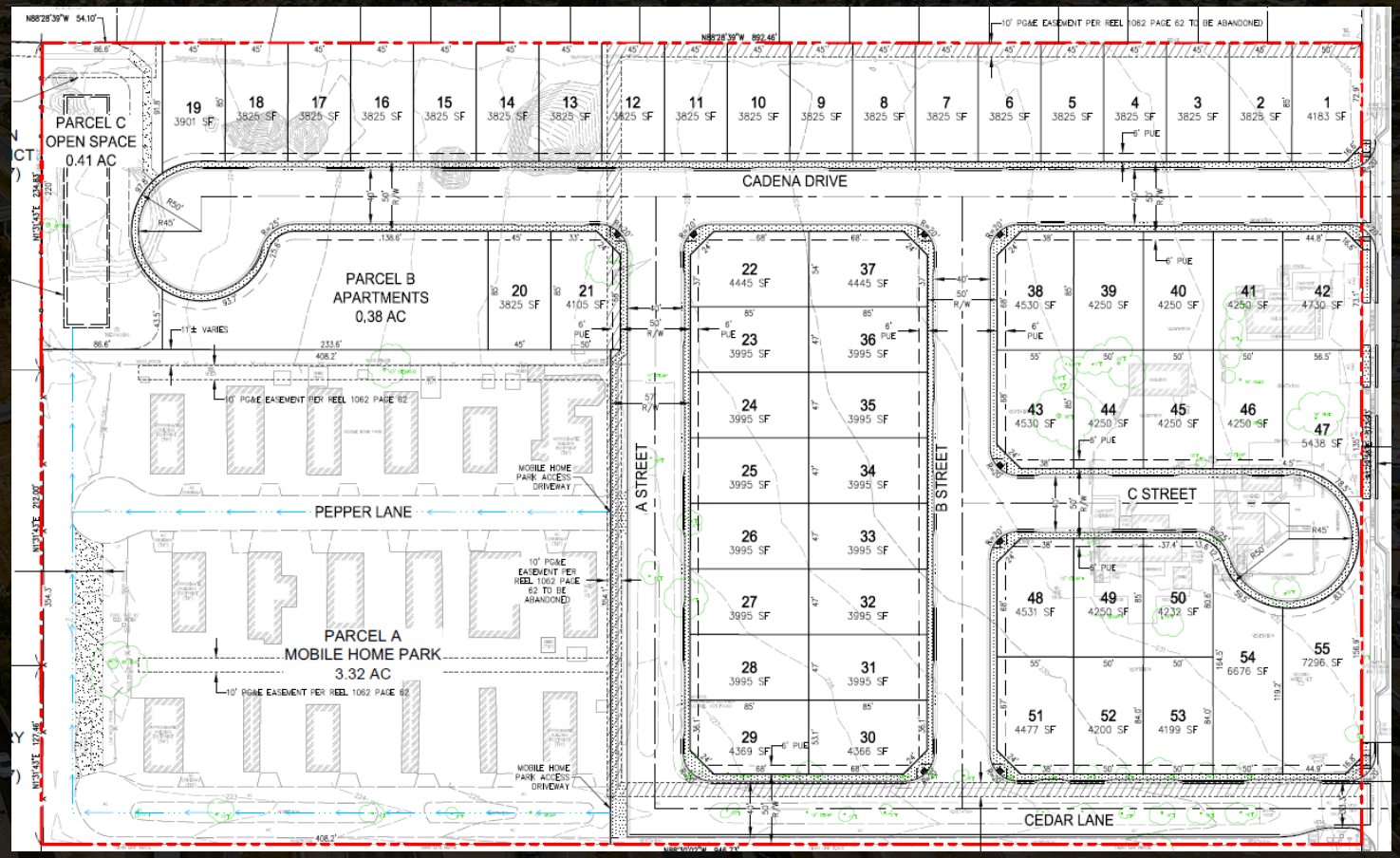
PROPOSED PROJECT

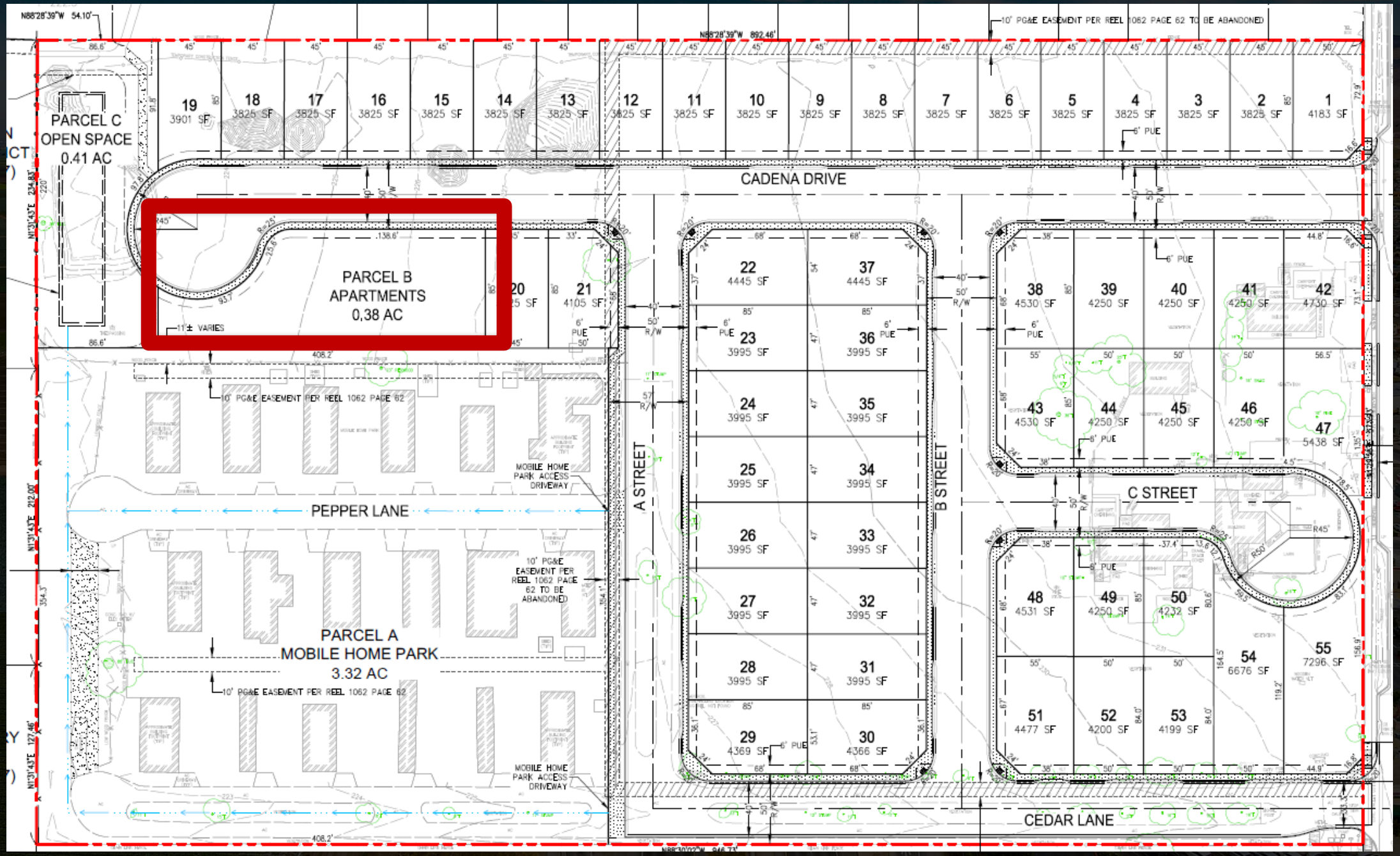
Single-Family Component
- 55 single-family homes

Affordable Housing Component
- Compliance with 20% inclusionary requirement
- 12-unit multi-family affordable housing project
- Parcel B to be created through PUD and VTM

Existing Uses
- Retention of 18-unit mobile home park

Other Improvements
- Internal Streets
- Stormwater Improvements
- Sidewalks & Utilities




PARCEL C
OPEN SPACE
0.41 AC
PARCEL B
APARTMENTS
0.38 AC
CADENA DRIVE
PEPPER LANE
A STREET
B STREET
C STREET
CEDAR LANE
PARCEL A
MOBILE HOME PARK
3.32 AC
MOBILE HOME PARK ACCESS DRIVEWAY
10' PG&E EASEMENT PER REEL 1062 PAGE 62
10' PG&E EASEMENT PER REEL 1062 PAGE 62 TO BE ABANDONED
6' PUE
19 3901 SF
18 3825 SF
17 3825 SF
16 3825 SF
15 3825 SF
14 3825 SF
13 3825 SF
12 3825 SF
11 3825 SF
10 3825 SF
9 3825 SF
8 3825 SF
7 3825 SF
6 3825 SF
5 3825 SF
4 3825 SF
3 3825 SF
2 3825 SF
1 4183 SF
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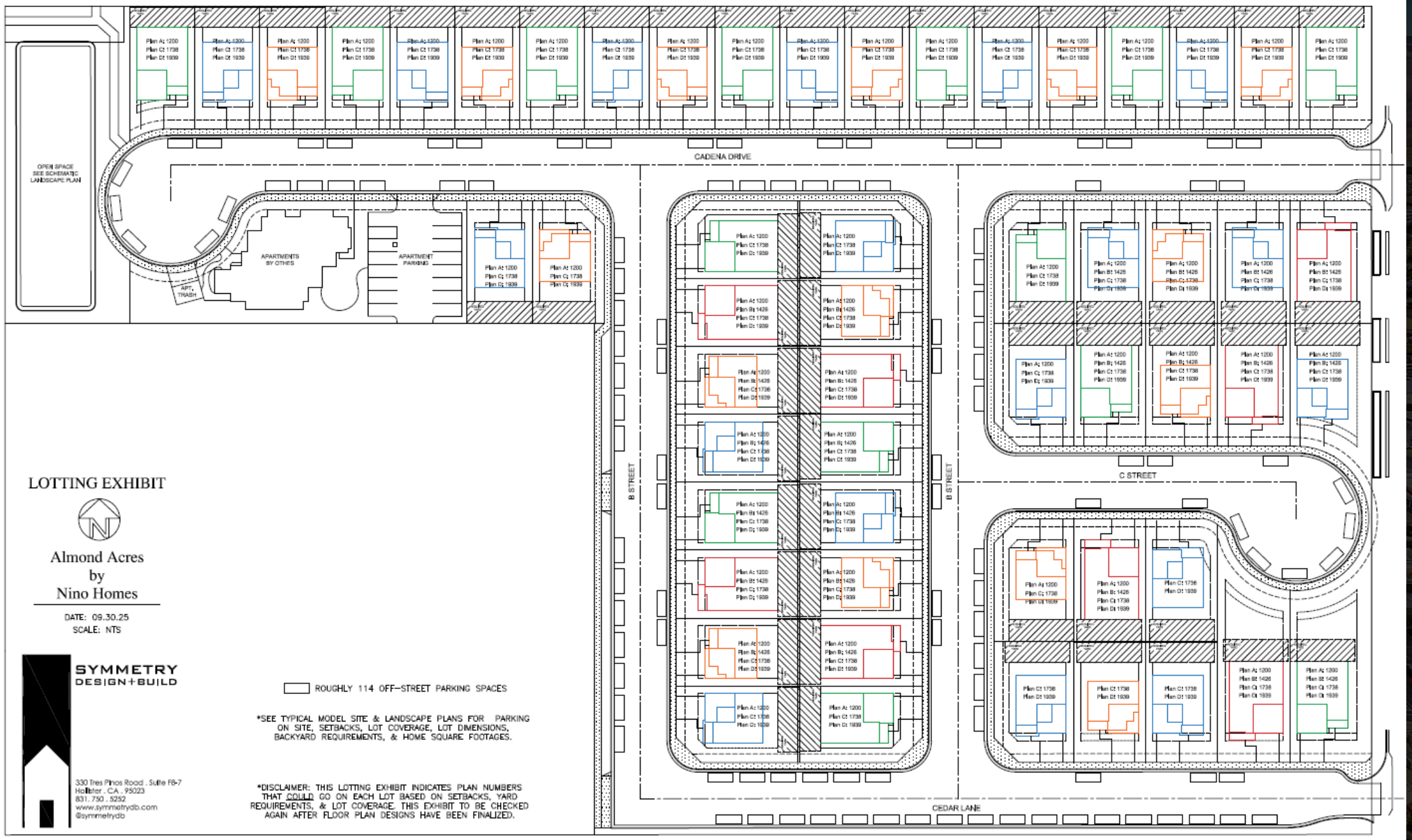
45 4250 SF
46 4250 SF
47 5438 SF
48 4531 SF
49 4250 SF
50 4232 SF
51 4477 SF
52 4200 SF
53 4199 SF
54 6676 SF
55 7296 SF

SINGLE-FAMILY COMPONENT

Requirement	Provided	Min	Max
Lot Area	3,825- 7,296	5,000 sq ft	N.A
Lot Dimensions	100 x 40- varies	100 x 50	N.A
Lot Coverage	48%	40%	N.A.
Density	10.36 du/ac = 55 units		7.26 du/ac = 39 units
Open Space	650 sq ft per unit + 0.41 acres for open space/storm water requirements	650 sq ft per home	N.A.
Building Height	14 - 30ft (two-stories)	14 ft	30 ft
Front Yard	15 ft	15 ft	20 ft
Side Yard	5 ft and 10ft street setback	5 ft	N.A
Rear Yard	15	10 ft	N.A

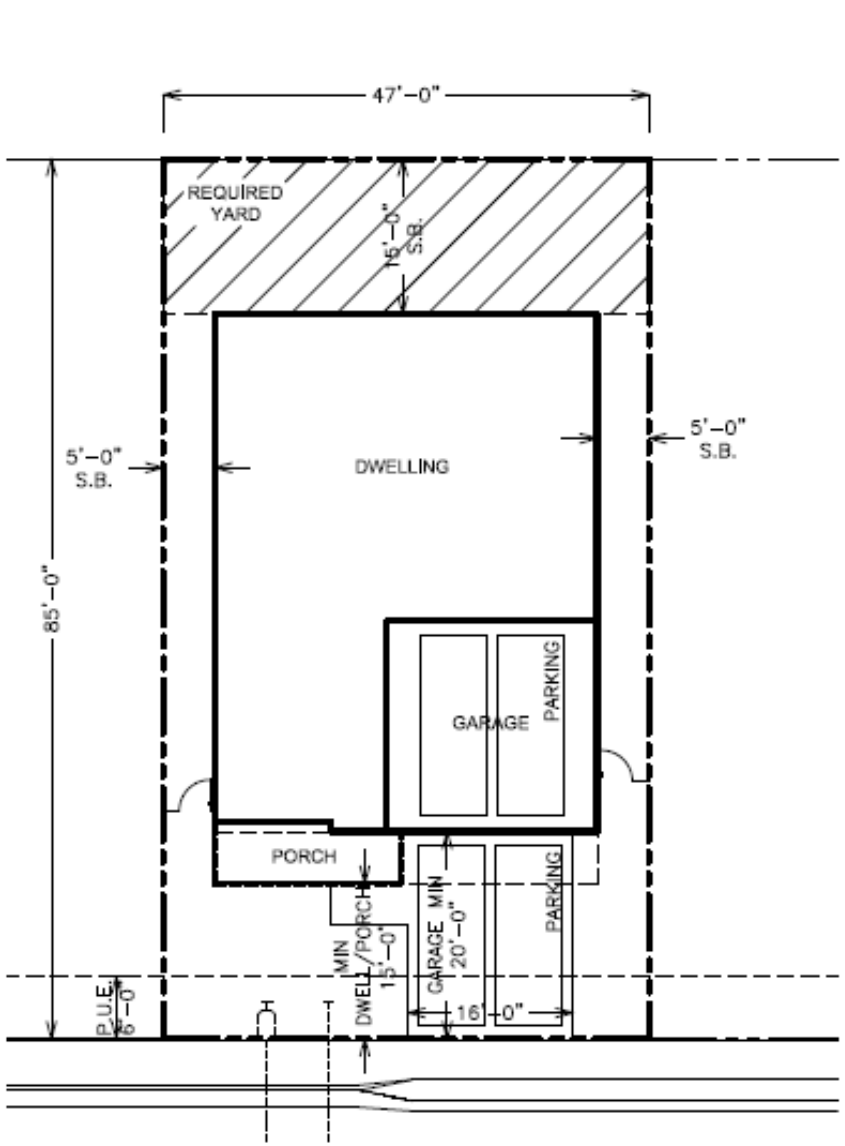

OPEN SPACE
SEE SCHEMATIC
LANDSCAPE PLAN
APARTMENTS
BY OTHES
APARTMENT
PARKING
APT.
TRASH
CADENA DRIVE
B STREET
B STREET
C STREET
CEDAR LANE
LOTTING EXHIBIT
Almond Acres
by
Nino Homes
DATE: 09.30.25
SCALE: NTS
SYMMETRY
DESIGN+BUILD
330 Tres Pinos Road . Suite F8-7
Hollister . CA . 95023
831. 750 . 5252
www.symmetrydb.com
@symmetrydb
ROUGHLY 114 OFF-STREET PARKING SPACES
*SEE TYPICAL MODEL SITE & LANDSCAPE PLANS FOR PARKING ON SITE, SETBACKS, LOT COVERAGE, LOT DIMENSIONS, BACKYARD REQUIREMENTS, & HOME SQUARE FOOTAGES.
*DISCLAIMER: THIS LOTTING EXHIBIT INDICATES PLAN NUMBERS THAT COULD GO ON EACH LOT BASED ON SETBACKS, YARD REQUIREMENTS, & LOT COVERAGE. THIS EXHIBIT TO BE CHECKED AGAIN AFTER FLOOR PLAN DESIGNS HAVE BEEN FINALIZED.

Almond Acres Model 1

Almond Acres Model 2

Almond Acres Model 3

Almond Acres Model 4



SITE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'-0" (11x17 SIZE)
DATE: 09.05.25

MODEL PLAN B

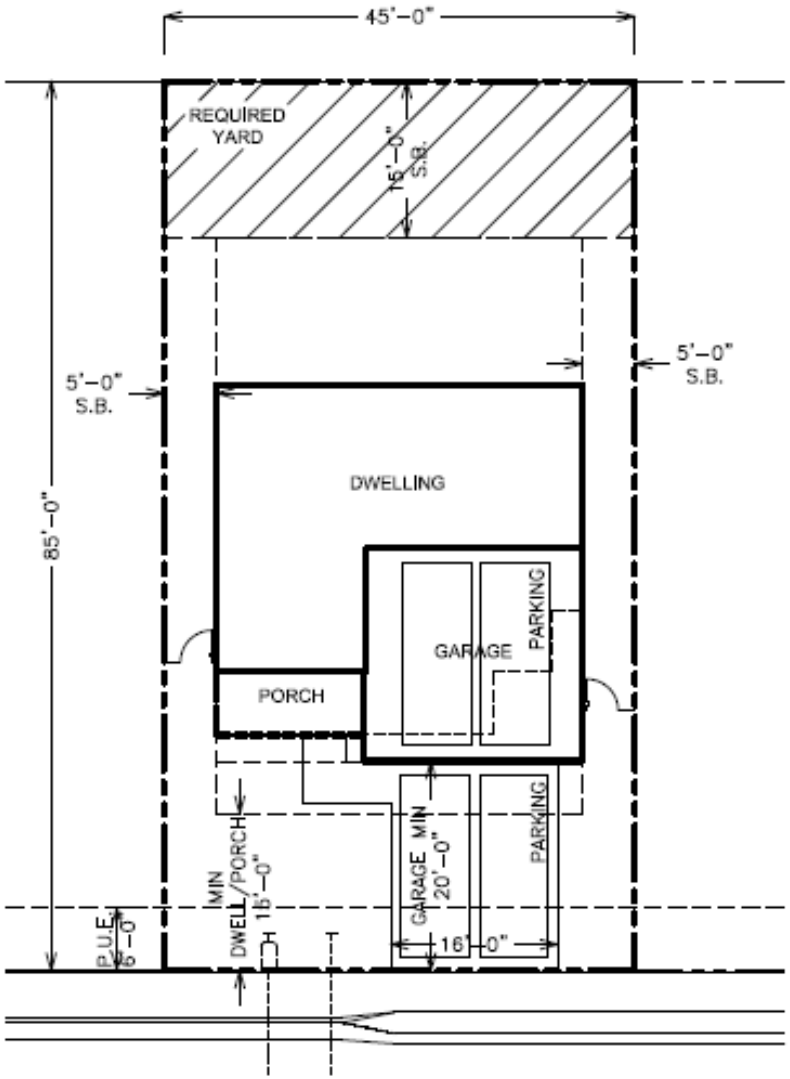
SINGLE STORY

DWELLING; 1426
GARAGE: 414
PORCH: 102
COVERED: 1942

LOT: 3995
PLAN 1426
COVERED: 1942, 48.6%

FRONT SB: DWELLING/PORCH
GARAGE: 20'
SIDE SB: INTERIOR 5', CORNE
REAR SB: 15'
BACK YARD: 650 SF MIN
MAX LOT COVERAGE: 50%
GARAGE SIZE: 400 SF

FENCE & GATE
SEWER
WATER



SITE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'-0" (11x17 SIZE)
DATE: 09.05.25

MODEL PLAN C

TWO STORY

FLOOR 1; 718
FLOOR 2: 1020
GARAGE: 423
PORCH: 84
COVERED: 1225

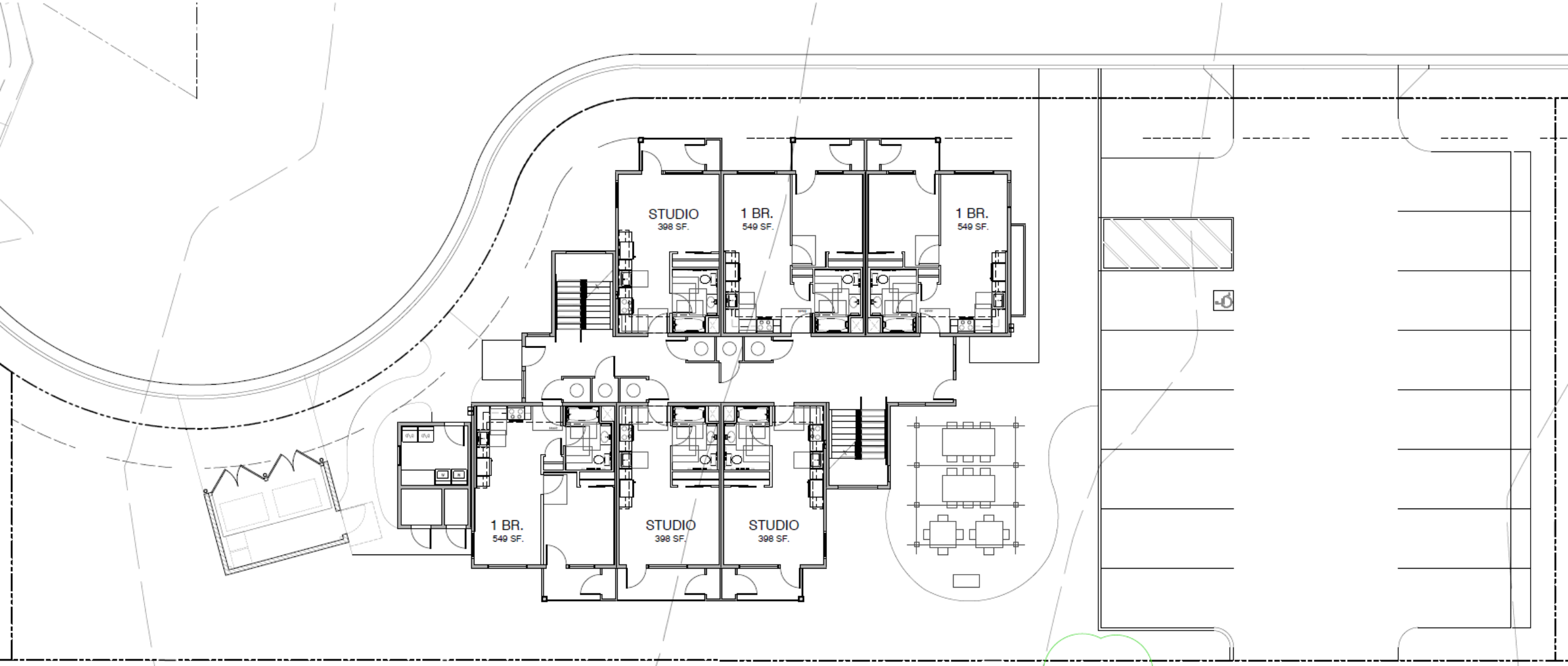
LOT: 3825
PLAN 1738
COVERED: 1225, 32.0%

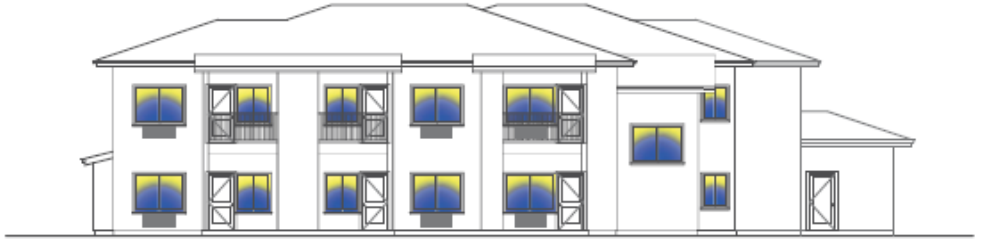
FRONT SB: DWELLING/PORCH:
GARAGE: 20'
SIDE SB: INTERIOR 5', CORNER
REAR SB: 15'
BACK YARD: 650 SF MIN
MAX LOT COVERAGE: 50%
GARAGE SIZE: 400 SF

FENCE & GATE
SEWER
WATER

MULTI-FAMILY COMPONENT

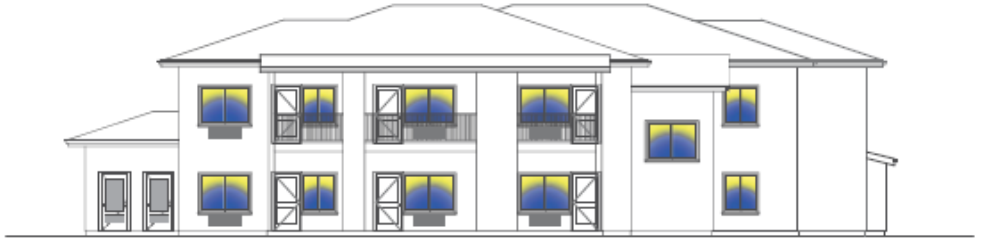
Requirement	Provided	Min	Max
Lot Area	0.38 acres	6,000 sq ft	N.A
Lot Dimensions	138ft x 233 ft	100ft x 50ft	N.A
Lot Coverage	50%	N.A	60%
Open Space	12 units x 200 sf = 2,400 sq ft Recreational Space = ~350 sq ft	12 units x 300 sf = 3,600 sq ft Additional Recreational Space = 12 units x 200 sf = 2,400 sq ft	N.A
Density	31.58 du/a = 12 units	1 unit	22 du/ac = 8 units
Building Height	26.9 FT	14 ft	30 ft
Front Yard	15 ft	15 ft	20 ft
Side Yard	5 ft and 10ft street setback	5 ft	N.A
Rear Yard	15	10 ft	N.A


STUDIO
398 SF.
1 BR.
549 SF.
1 BR.
549 SF.
1 BR.
549 SF.
STUDIO
398 SF.
STUDIO
398 SF.

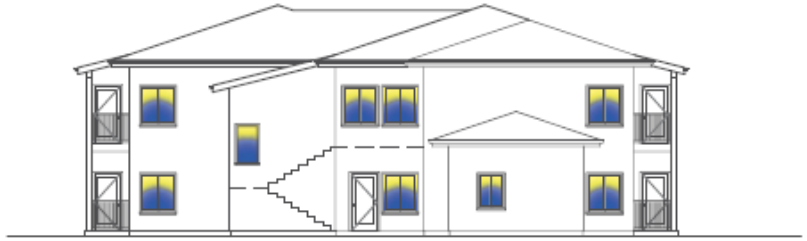


NORTH ELEVATION

EAST ELEVATION



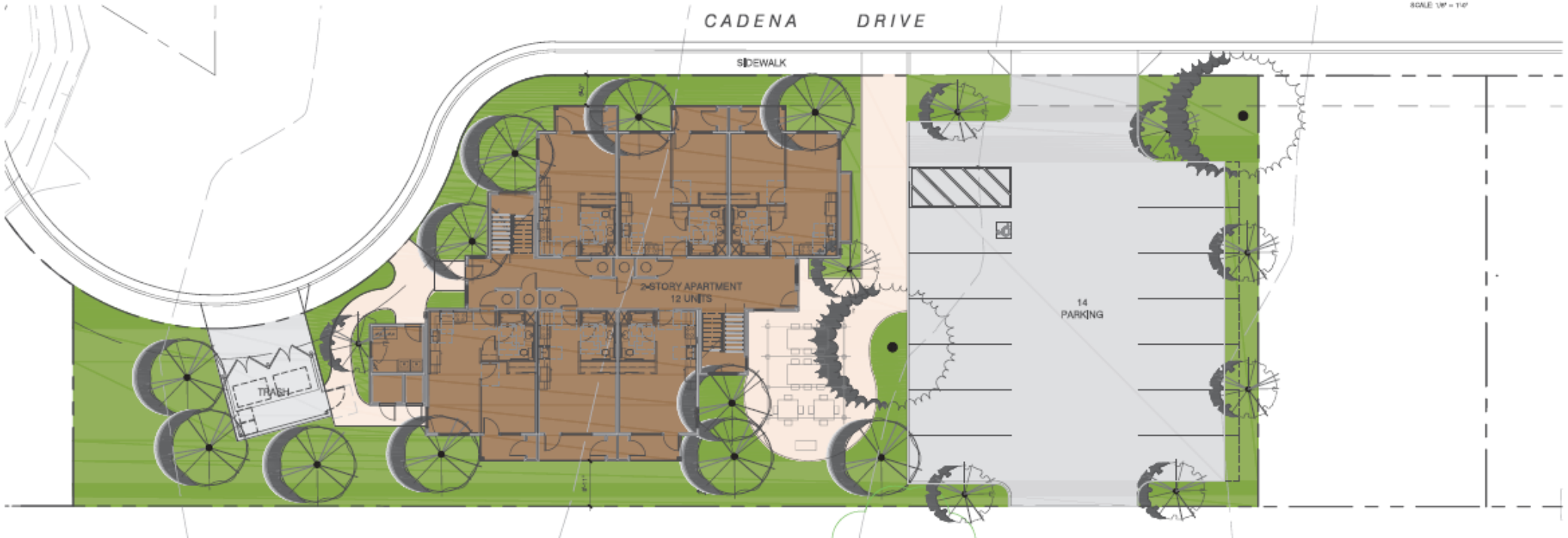
SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

SCALE: 1/8" = 1'-0"

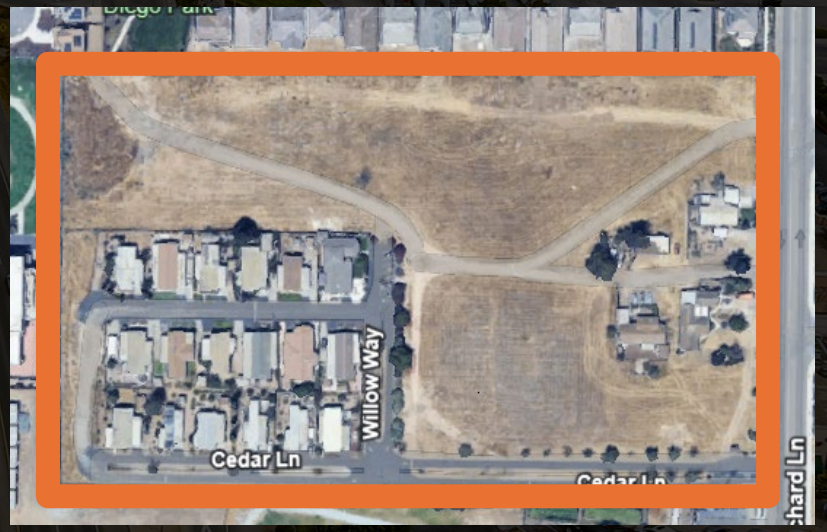


PROPOSED PROJECT

Why a Planned Unit Development (PUD)?

- Flexible lot sizes
- Coordinated neighborhood design
- Integration of affordable housing
- Improved circulation and connectivity
- Efficient Infill Development

Housing Type	Units
Single-Family	55
Multi-Family Affordable	12
Existing Mobile Homes	18
Total	85

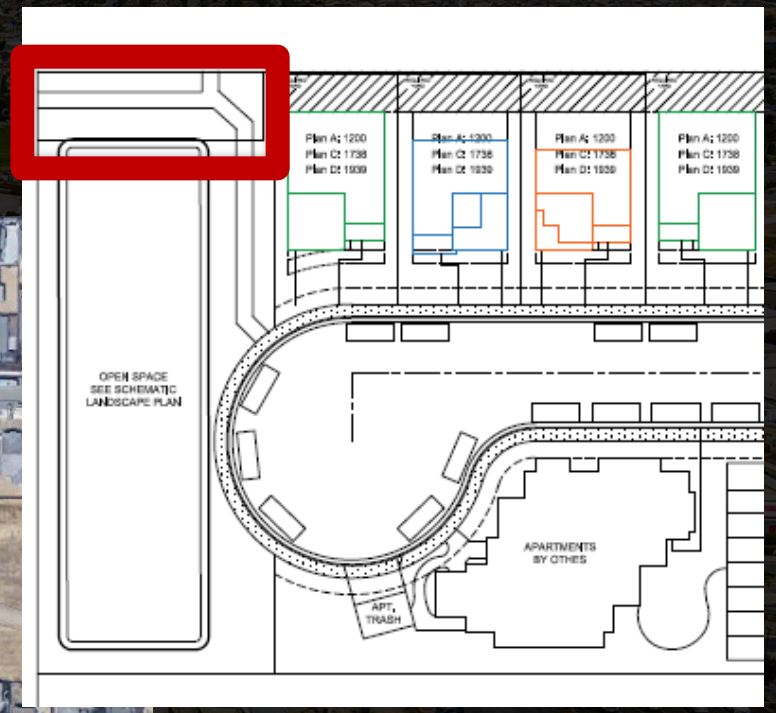


OPEN SPACE & CONNECTIVITY

Open Space and Recreation Exemption for 100% Affordable Projects

Project Condition for Pedestrian Path:

- Proximity to Orchard Lane Park
- Adjacent to Rotary Park
- New Pedestrian Connectivity
- Access to:
  - Soledad Community Center
  - Mission Rec Center



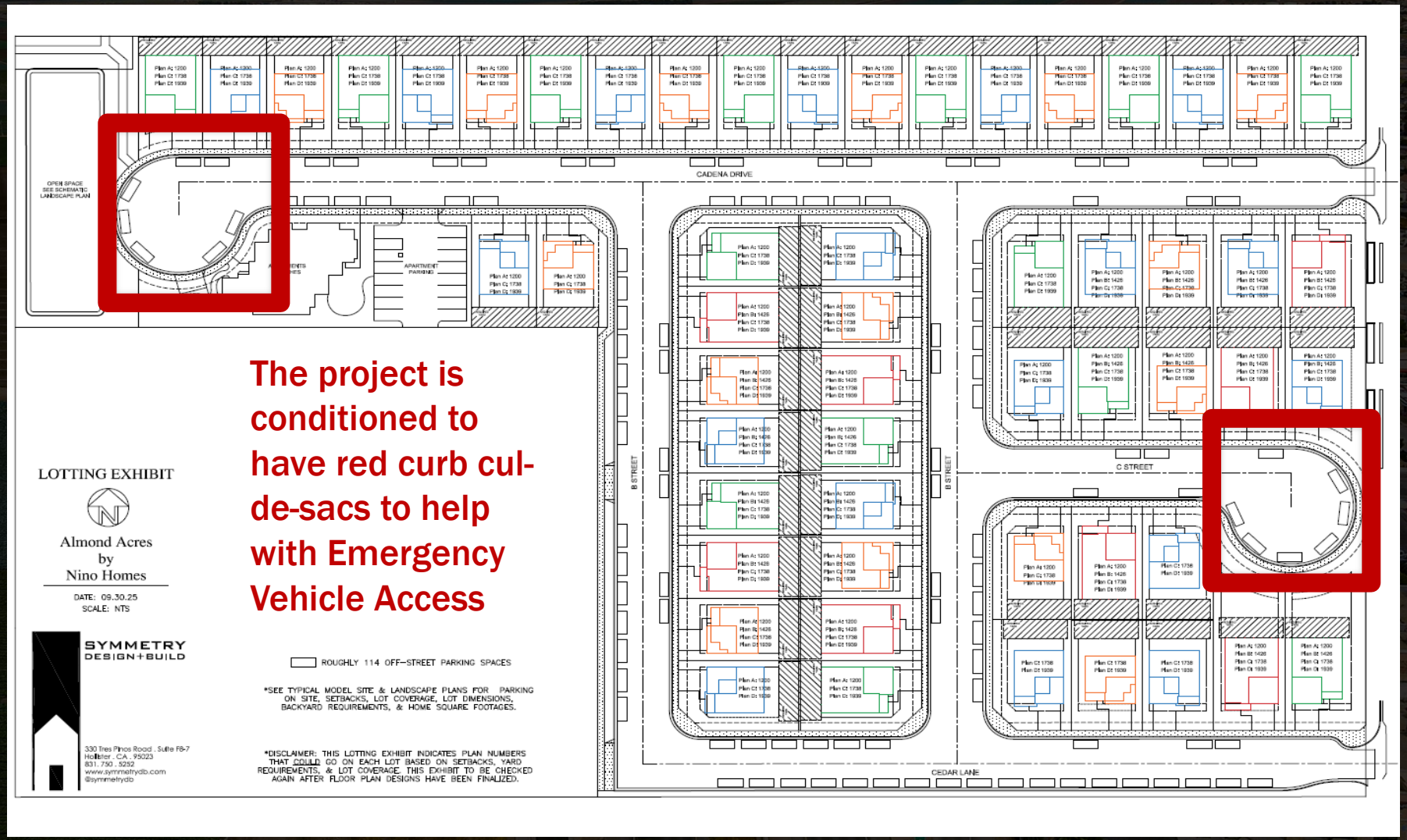
CIRCULATION AND PARKING

Project Component	Number of Units	Required Parking	Parking Provided
Single-Family Residential (SFD)	55 Units	220 Spaces	220 Spaces
Multi-Family Affordable Housing	12 Units	Up to 12 spaces	14 Spaces
On-Street Parking	N/A	N/A	Approx. 100 Spaces
Total	**67 Units**	**232 Spaces**	**334 Spaces**

Streets will be built per Public Street Standards & dedicated and maintained by the City

As a condition, a traffic evaluation for ingress and egress is required to accommodate traffic

CIRCULATION AND PARKING



The project is conditioned to have red curb cul-de-sacs to help with Emergency Vehicle Access

CEQA PROCESS

What is CEQA?

California Environmental Quality Act (CEQA)

The purpose of CEQA is to ensure that environmental impacts are:

- Studied
- Disclosed to the public
- Considered by decision-makers before a project is approved

For Almond Acres

- Initial Study prepared
- EIR prepared
- Public Review and Agency comments
- Mitigation measures incorporated
- Statement of Overriding Considerations (SOC) required due to unavoidable VMT Impacts

City Role

The City of Soledad serves as the Lead Agency for overseeing the environmental review process

CEQA PROCESS
Environmental Review

Initial Study

- Identified Potential Impacts

Focused EIR

- Focused on Vehicles Miles Traveled (VMT)

Review Process

- Notice of Preparations (NOP) issued March 10, 2025
- Draft EIR circulated June 27-August 11, 2025

CEQA PROCESS
Environmental Review

<u>Environmental Conclusions</u>

- Most impacts mitigated to less-than-significant
- VMT impact remains significant & unavoidable

<u>Therefore required:</u>

- Final EIR certification
- CEQA Findings
- Statement of Overriding Considerations
- MMRP adoption

CEQA PROCESS
Environmental Review

- Under CEQA, if a project has environmental impacts that cannot be fully avoided, the City must evaluate those impacts along with the project's overall public benefits before making a final decision
- The Planning Commission and City Council will independently review the environmental analysis, mitigation measures, and project benefits before taking action.
- The environmental review evaluated impacts to streets, utilities, and public services.
- The project includes proposed public street and infrastructure improvements designed to support the development and connect it to the City's existing systems.
- Based on technical studies and environmental analysis, identified infrastructure impacts are addressed through required improvements, project conditions, or disclosed in the EIR in accordance with CEQA requirements.

CEQA PROCESS
Public Agency Comments

Agencies Providing Comments

- Native American Heritage Commission
- Monterey-Salinas Transit
- PG&E
- Caltrans
- Monterey Bay Air Resources District
- California Department of Fish & Wildlife

Resulting Coordination:

- Transit Coordination with MST
- Additional Project Conditions

GENERAL PLAN & HOUSING ELEMENT COMPLIANCE

Policy L13 requires that residential projects consider their relationship to surrounding uses.

Policy L18 encourages infill of existing residential lots.

Policy L19 directs higher-density housing to areas served by a wide range of urban services and located near schools, parks, transit, and collector or arterial streets.

Policy H9 requires that development standards and review procedures not unreasonably constrain the provision of housing.

Housing Element: Housing Element Policy 1.2 and Program 1.2.1, which encourage the availability of adequate sites for residential development and the provision of a variety of housing types to meet the City's Regional Housing Needs Allocation (RHNA). The project develops an infill housing opportunity site and includes a 12-unit multi-family affordable housing component through the rezoning of Parcel B to the R-3 Residential High-Density District.

PLANNING COMMISSION DISCUSSION

Public Comments were addressed during the hearing

Planning Commission favored the housing development for the needed affordable housing component

Clarified that this is not a private development, streets and open space areas will be dedicated to the City therefore streets meet City standards

Conditions are in place to accommodate ingress and egress

CITY COUNCIL ACTION

Action #1 – Environmental Review

Approve Resolution No. 6375

- Certify EIR
- Adopt CEQA Findings
- Adopt SOC
- Adopt MMRP

Action #2 – Project Entitlements

Approve Ord No. 781 :

- PUD – 24002
- TM – 24003
- Conditions of Approval and associated exhibits

ALMOND ACRES

PLANNED UNIT DEVELOPMENT & VESTING TENTATIVE MAP

City of Soledad
Planning Division

Thank you!

AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution Nos. 6387 and 6388, Resolutions of the City Council of the City of Soledad Adopting the 2025 Urban Water Management Plan (2025 UWMP), and Separately, Adopting the 2025 Water Shortage Contingency Plan (2025 WSCP), and Ordering Both the 2025 UWMP and 2025 WSCP to be Filed with the California Department of Water Resources by July 1, 2026**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Don Wilcox, Public Works Director, and Carla James, Water Resources Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 17, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad:
1) Receive Staff Report
2) Open Public Hearing
3) Close Public Hearing
4) Council Discussion
5) Council Action
   a. Consider and Adopt Resolution No. 6387, Adopting the 2025 Urban Water Management Plan (2025 UWMP), and Ordering the 2025 UWMP to be Filed with the California Department of Water Resources by July 1, 2026.
   b. Consider and Adopt Resolution No. 6388, Adopting the 2025 Water Shortage Contingency Plan (2025 WSCP), and Ordering the 2025 WSCP to be Filed with the California Department of Water Resources by July 1, 2026.

Executive Summary

California Urban Water Management Plans (UWMPs) are mandatory, five-year outlooks required by the California Department of Water Resources (CA DWR) to support water suppliers' long-term resource planning to ensure that adequate water supplies are available to meet existing and future growth. The City of Soledad has been required to submit UWMPs since 2005, in accordance with the Urban Water Management Planning Act (California Water Code §§10610–10657). The 2025 UWMP is the fifth UWMP prepared by the City of Soledad.

The 2025 UWMP evaluates available water resources (supplies) and forecasts community demands on

the water system over a 25-year planning horizon. Water availability under normal year, single-dry year, and multiple-dry year scenarios are examined, as well as demand management measures that are used to achieve water use targets.

The 2025 Water Shortage Contingency Plan (2025 WSCP) outlines drought responses and shortage response actions the City may take for each of six standard water shortage levels. Each shortage level corresponds to progressively increasing estimated shortage conditions (up to 10, 20, 30, 40, 50, and greater than 50% water shortages). The 2025 WSCP provides communication protocols for community awareness, education, and outreach, as well as compliance and enforcement provisions.

Background

In response to the Urban Water Management Planning Act (Act), California Water Code, Division 6, Part 2.6, Sections 10610 through 10656, the City of Soledad solicited proposals for development of the 2025 Urban Water Management Plan (UWMP). Rincon Consultants, Inc. (Rincon) was selected to assist in the preparation of the 2025 UWMP. As outlined in their proposal, Rincon offered the City "a fresh, technically rigorous perspective grounded in deep hydrogeologic expertise, strong Sustainable Groundwater Management Act (SGMA) program knowledge, and a fully integrated environmental and water-resources team."

The Act, which became effective in 1984 and has since had several amendments, requires that, "Every urban water supplier shall prepare and adopt an Urban Water Management Plan." An urban water supplier is defined by the Act as a, "Supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually."

The City met the 3,000-customer threshold in 2005, and the 2005 UWMP was the City's first, followed by UWMPs in 2010, 2015, and 2020. The 2025 UWMP is an update to the City's 2020 UWMP. The City is also required to update its Water Shortage Contingency Plan (WSCP). Updated UWMPs and WSCPs will continue to be submitted each year ending in a 6 or 1 (every five years).

Public participation in UWMP and WSCP development are required by the California Water Code. A 60-Day Notice of Plan Preparation was sent to neighboring cities, agencies, and local entities on April 13, 2026. On June 2, 2026, the City of Soledad made the Public Review Draft 2025 UWMP and Public Review Draft 2025 WSCP available on its website at https://www.cityofsoledad.com/2025-uwmp-wscp/. Public Notices announcing the availability of the Public Review Drafts and the Public Hearing date of June 17, 2026 were published on June 3 and June 10, 2026 in the Salinas Valley Tribune.

Review & Analysis

2025 Urban Water Management Plan (2025 UWMP)

The 2025 UWMP serves to provide the California Department of Water Resources (CA DWR) with a detailed summary of the present and future water resources and demands that the City anticipates. The 2025 UWMP provides the City's water supply planning for a 25-year period in five-year increments that identify water supplies that will be used to meet existing and future demands.

Since the UWMP Act was passed, it has undergone significant expansion and revision. Prolonged droughts, groundwater overdraft, regulatory revisions, and changing climatic conditions not only affect each supplier's water reliability determinations, but also the broad picture of statewide water reliability overseen by CA DWR, the State Water Resources Control Board (SWRCB), and the Legislature. Accordingly, the UWMP Act has grown to address changing conditions as it guides California's water

resource management. In February 2026, CA DWR published the 2025 UWMP Guidebook (CA DWR 2026).

No substantive changes to UWMP statutory requirements occurred, however the following key updates are summarized:

- Improved clarity and organization, including refined explanations of California Water Code requirements, narrative guidance, and updated references to related State planning and reporting programs.
- Enhanced water supply reliability guidance, emphasizing clear differentiation among average year, single dry year, and multiple consecutive dry year (five-year drought) conditions, consistent with statutory reliability assessment requirements.
- Refined demand forecasting guidance promoting greater consistency among population, land use, water use efficiency, and demand assumptions, and clarifying how documented passive and active water use efficiency savings may be incorporated into long-term demand projections.
- Expanded discussion of water use efficiency regulatory context, recognizing the continued relevance of SB X7-7 for historical reporting purposes and the role of the Urban Water Use Objective framework in informing UWMP demand assessments.
- Updated Water Shortage Contingency Plan (WSCP) guidance, reinforcing alignment with recent California Water Code amendments and State Water Resources Control Board water shortage and conservation reporting requirements.
- Updated recycled water discussion, consistent with advances in potable reuse regulations adopted by the SWRCB in 2023, and reinforcing California Water Code requirements to describe current and planned recycled water use.
- Streamlined and standardized UWMP submittal tables, including improved formatting, ADA accessibility, and internal consistency across tables to reduce ambiguity and improve comparability across suppliers.

The City's 2025 UWMP has been prepared in compliance with the requirements of the UWMP Act and included in the CWC. The City's 2025 UWMP is organized as follows:

Executive Summary: Includes a lay description summary of key information regarding the fundamental determinations of the UWMP, particularly water service reliability, challenges ahead, and strategies for management of reliability risks.

Chapter 1 – Introduction: Introduces the importance and extent of the City's water management planning efforts and this Plan organization.

Chapter 2 – Plan Preparation: Includes the City's process for developing this UWMP, including efforts in coordination and outreach.

Chapter 3 – System Description: Presents a description and map of the City's water service area, the City's history and organizational structure, the Public Water System, climate data and potential effects of climate change, and population and demographics.

Chapter 4 – Water Use Characterization: Describes and quantifies the current and projected water uses in normal conditions within the City's service area.

Chapter 5 – SB X7-7 Baselines, 2025 Targets and 2025 Reporting: Addresses the Water Conservation Act of 2009 (SB X7-7), including established baseline, conservation targets, and 2025

compliance reporting.

Chapter 6 – Water Supply Characterization: Describes and quantifies the current and projected water sources available to the City, including water volumes for average year conditions, origin of water supply, water quality, issues unique to the supply, management actions and projects that are anticipated to meet future water demand, and climate change impacts on supply.

Chapter 7 – Water Service Reliability and Drought Risk Assessment: Describes the reliability of the City's water supply, and projects water reliability for a 25-year planning horizon for normal, single-dry years, and five consecutive dry years. Includes an analysis of the City's water reliability risk to drought.

Chapter 8 – 2025 Water Shortage Contingency Plan: Provides a summary of the City's staged plan for responding to water shortages, including a catastrophic supply interruption. Includes shortage response actions, communication protocols, enforcement, reporting, and refinement procedures. The full 2025 Water Shortage Contingency Plan (2025 WSCP) is provided in Appendix D.

Chapter 9 – Demand Management Measures: Demonstrates the City's efforts to promote water conservation and to reduce demand on its water supply, specifically detailing efforts for designated demand management measures. The demand management measures include those the City has implemented or is considering implementing pursuant to the requirements of the Act.

Chapter 10 – Plan Adoption, Submittal, and Implementation: Describes the City's actions taken to provide notification to agencies, adopt and submit the 2025 UWMP to CA DWR, and make it available to the public and the process to amend the adopted 2025 UWMP, if needed.

The chapters in the 2025 UWMP correspond to the outline of the UWMP Act and the recommendations in the 2025 UWMP Guidebook for urban water suppliers. Further, the tables included in the 2025 UWMP are required by CA DWR and are in the format presented in the 2025 UWMP Guidebook. They are both inclusive in the UWMP and submitted to CA DWR as a separate Excel file through the online Water Use Efficiency Data (WUE Data) Portal. The CA DWR UWMP checklist form from the Guidebook has been completed and is included in Appendix A. The checklist identifies the location in the 2025 UWMP where required elements can be found.

The 2025 UWMP is intended to serve as a general, flexible, and open-ended document that periodically can be updated to reflect changes in regional water supply trends and water use efficiency policies. The City's 2025 UWMP, along with other City planning documents, will be used by City staff to guide water use and management efforts through the year 2030, when the UWMP is required to be updated.

2025 Water Shortage Contingency Plan (2025 WSCP)

The City has developed the 2025 WSCP in accordance with California Water Code §10632, which is part of the UWMP Act regulatory requirements and in alignment with the CA DWR 2025 UWMP Guidebook.

The City is responsible for conserving available water supply, protecting the integrity of water supply facilities and infrastructure, and implementing a contingency plan in times of drought, supply reductions, failure of water distribution systems, or emergencies. Particular emphasis is placed on use of domestic (potable) water, sanitation, fire protection, and preservation of public health, welfare, and safety, in addition to minimization of the adverse impacts of water supply shortage or other water supply emergency conditions that do not include recycled water.

The 2025 WSCP provides the strategic responses the City may take if a water shortage is declared to conserve and manage water resources essential to maintain public health and community vitality. The 2025 WSCP is included as an appendix to the 2025 UWMP, but is considered a separate document, and can be amended, as needed, without amending the 2025 UWMP.

The 2025 WSCP describes the following:

- **Water Supply Reliability Analysis.** Summarizes the City's water supply analysis and reliability and identifies the key issues that may trigger a shortage condition.
- **Annual Water Supply and Demand Assessment Procedures.** Describes the key data inputs, evaluation criteria, and methodology for assessing the system's reliability for the coming year and the steps to formally declare any water shortage levels and response actions.
- **Six Standard Water Shortage Levels.** Establishes water shortage levels to clearly identify and prepare for shortages.
- **Shortage Response Actions.** Describes the response actions that may be implemented or considered for each stage to reduce gaps between supply and demand as well as minimize social and economic impacts to the community.
- **Communication Protocols.** Describes communication protocols under each stage to ensure customers, the public, and City Council are informed of shortage conditions and requirements.
- **Compliance and Enforcement.** Defines compliance and enforcement actions available to administer demand reductions.
- **Legal Authority.** Lists the legal documents that grant the City the authority to declare a water shortage and implement and enforce response actions.
- **Financial Consequences of WSCP Implementation.** Describes the anticipated financial impact of implementing water shortage stages and identifies mitigation strategies to offset financial burdens.
- **Monitoring and Reporting.** Summarizes the monitoring and reporting techniques to evaluate the effectiveness of shortage response actions and overall WSCP implementation. Results are used to determine if additional shortage response actions should be activated or if efforts are successful and response actions should be reduced.
- **WSCP Refinement Procedures.** Describes the factors that may trigger updates to the WSCP and outlines how to complete an update.
- **Special Water Features Distinctions.** Identifies exemptions for ponds, lakes, fountains, pools, and spas, etc.
- **Plan Adoption, Submittal, and Availability.** Describes the process for the WSCP adoption, submittal, and availability after each revision.

Financial Considerations

The City contracted with Rincon to prepare these reports at for just under $50,000 paid for through Water Enterprise Funds.

The 2025 UWMP and 2025 WSCP are required by the California Water Code. For a water supplier to be eligible for a grant or loan administered by CA DWR, and potentially other agencies, the supplier must have a current UWMP on file that meets the requirements set forth by the California Water Code. A current UWMP must also be maintained by the supplier throughout the term of any grants or loans received.

The 2025 UWMP contains demand management measures that, if enacted, could affect Water

Enterprise Funds. The 2025 WSCP includes Water Shortage Response Actions that, if enacted, could also affect Water Enterprise Funds.

Strategic Plan Alignment

The approval of Resolution Nos. 6387 and 6388 align with the City Council's 2025 Strategic Plan by supporting continued progress toward one of the City's key goals and priorities of the Environmental Justice and Equity Pillar by advancing Goal 3.4 – Promote Sustainable Infrastructure and Environmental Resiliency, specifically, Objective 3.4.3 Expand water reuse and conservation systems.

Alternatives

- Adopt the 2025 UWMP and Order its filing with CA DWR (Resolution No. 6387)
- Adopt the 2025 WSCP and Order its filing with CA DWR (Resolution No. 6388)
- Do not adopt the attached resolutions. This is not recommended, as the City is required to file an adopted 2025 UWMP and an adopted 2025 WSCP with CA DWR by July 1, 2026.

Planning/CEQA

A Public Notice is required and was published in the Salinas Valley Tribune on June 03 and June 10, 2026.

Public Notice Requirements

The preparation and adoption of UWMPs is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to California Water Code Section 10652, which provides that CEQA does not apply to the preparation and adoption of plans pursuant to this part or to the implementation of actions taken pursuant to Section 10632.

Attachment(s):
Resolution No. 6387
Exhibit A - 2025 Urban Water Management Plan - Public Review Draft
Resolution No. 6388
Exhibit A - 2025 Water Shortage Contingency Plan - Public Review Draft

RESOLUTION NO. 6387

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ADOPTING THE 2025 URBAN WATER MANAGEMENT PLAN (2025 UWMP) AND ORDERING THE 2025 UWMP TO BE FILED WITH THE CALIFORNIA DEPARTMENT OF WATER RESOURCES BY JULY 1, 2026

WHEREAS, the California Urban Water Management Planning Act, (Water Code Section §§10610–10657 (the Act)), mandates that every urban supplier of water providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, prepare and adopt, in accordance with prescribed requirements an Urban Water Management Plan (UWMP), the primary objective of which is to plan for the conservation and efficient use of water, and

WHEREAS, the City of Soledad meets the definition of an "Urban Water Supplier" due to the fact that the City provides water to more than 3,000 customers; and

WHEREAS, pursuant to the Act, urban water suppliers are required to update, adopt and electronically submit UWMPs to the California Department of Water Resources following specific guidelines and procedures; and

WHEREAS, the 2025 UWMP is the fifth UWMP developed by the City; and

WHEREAS, the UWMP shall be periodically reviewed at least once every five years, and the City of Soledad shall make any amendments or changes that are indicated by the review; and

WHEREAS, the City of Soledad has therefore prepared in cooperation with other governmental agencies, and has utilized and relied on industry standards and professionals in preparing the 2025 UWMP, including but not limited to Rincon Consultants, Inc., and made available a Public Review Draft 2025 UWMP; and

WHEREAS, in accordance with applicable law, including California Water Code §10642 and §10608.26, a properly noticed public hearing regarding the 2025 UWMP was held by the City of Soledad on June 17, 2026, to provide members of the public and other interested entities with the opportunity to be heard in connection with the proposed adoption of the 2025 UWMP and issues related thereto; and

WHEREAS, the City Council of the City of Soledad has reviewed and considered the purposes and requirements of the Act, the contents of the 2025 UWMP, and the documentation contained in administrative record in support of the 2025 UWMP, and has determined that the factual analyses and conclusions set forth in the 2025 UWMP are legally sufficient; and

WHEREAS, the City of Soledad desires to adopt and file the 2025 UWMP with the Department of Water Resources within thirty (30) days of the date of adoption; and

WHEREAS, Section 10652 of the California Water Code provides that the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code (CEQA) does not apply to the preparation and adoption of the 2025 UWMP.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the City Council of the City of Soledad as follows:

SECTION 1: The 2025 Urban Water Management Plan (2025 UWMP), a copy of which is attached hereto and marked as **Exhibit A**, is hereby adopted and ordered filed with the City Clerk.

SECTION 2: The City Manager, or his/her designee, is hereby authorized and directed to file the 2025 UWMP with the California Department of Water Resources.

SECTION 3: The City Manager, or his/her designee, is further authorized, in accordance with California Water Code section 10621(d) and 10644(a)(I)(2), to make the adopted 2025 UWMP available for public review on the City of Soledad website, and to submit a copy of the 2025 UWMP to the California State Library, and to any city or county within which the City of Soledad provides water supplies no later than thirty (30) days after adoption.

SECTION 4. The City Manager, or his/her designee, is further authorized to implement the Water Conservation Programs as set forth in the 2025 UWMP with recommendations to the City Council regarding necessary procedures, rules, and regulations to carry out effective and equitable water conservation and water recycling programs.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 17th day of June 2026 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

City of Soledad 2025 Urban Water Management Plan

Public Review Draft

prepared by

City of Soledad
Public Works Department
248 Main Street
Soledad, California 93960
Contact: Carla James, Water Resources Manager

prepared with the assistance of

Rincon Consultants, Inc.
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June 2026

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Acronyms and Abbreviations

°F	Fahrenheit
AB	Assembly Bill
ACT	Urban Water Management Planning Act
AF	Acre-Feet
AFY	Acre-Feet per Year
AMBAG	Association of Monterey Bay Area of Governments
ASGSA	Arroyo Seco Groundwater Sustainability Agency
AWWA	American Water Works Association
CalWEP	California Water Efficiency Partnership
CASGEM	California Statewide Groundwater Elevation Monitoring
CDCR	California Department of Corrections and Rehabilitation
CDPH	California Department of Public Health
CII	Commercial/Industrial/Institutional and Governmental
CIMIS	California Irrigation Management Information System
City	City of Soledad
CY	Calendar Year
CUWCC	California Urban Water Conservation Council
CWC	California Water Code
CWP	California Water Plan
DAC	Disadvantaged Community
DMM	Demand Management Measures
DOF	State Department of Finance
DRA	Drought Risk Assessment
DWR	Department of Water Resources
ET	Evapotranspiration
ETo	Reference Evapotranspiration
GMP	Groundwater Management Plan
GPCD	Gallons Per Capita Per Day
GPD	Gallons Per Day
GPM	Gallons Per Minute
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plan
IRWM	Integrated Regional Water Management

ISP	Integrated Sustainability Plan
IWA	International Water Association
JPA	Joint Powers Agreement
kWh	Kilowatt Hours
Legislature	State of California Legislature
MCL	Maximum Contaminant Level
MCWRA	Monterey County Water Resources Agency
MG	Million Gallons
mgd	Million Gallons Per Day
mg/l	Milligrams Per Liter
MHI	Median Household Income
MWELO	Model Water Efficient Landscape Ordinance
NO_3	Nitrate
NO_3-N	Nitrate as Nitrogen
RNHA	Regional Housing Needs Assessment
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SGMA	Sustainable Groundwater Management Act
SFR	Single Family Residential
SVBGSA	Salinas Valley Basin Groundwater Sustainability Agency
SVIHM	Salinas Valley Integrated Hydrologic Model
SVOM	Salinas Valley Operations Model
SWP	State Water Project
SWRCB	State Water Resources Control Board
USBR	United States Bureau of Reclamation
US EPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
Water Code	California Water Code
WRF	Water Reclamation Facility
WSCP	Water Shortage Contingency Plan
WUE	Water Use Efficiency

Executive Summary

The Urban Water Management Plan (UWMP) is the City of Soledad's (City) long-range planning document that evaluates the reliability of water supplies and the City's ability to meet current and future water demands under a range of hydrologic and operational conditions. Prepared in accordance with the California Urban Water Management Planning Act (California Water Code Division 6, Part 2.6), the UWMP is updated every five years and submitted to the California Department of Water Resources (DWR). The City's 2025 UWMP incorporates these updated requirements and demonstrates the City's continued commitment to delivering reliable, sustainable, and resilient water service.

Overview

The Executive Summary gives a comprehensive overview of the primary UWMP components and to provide clarity for the role each element plays within the City's long-term water management framework.

These core components include:

- **Regulatory foundation and planning requirements**, which establish the legal basis for UWMP preparation and summarize recent legislative updates that guide the content of the 2025 Plan.
- **Purpose and objectives of the UWMP**, outlining why the Plan is prepared and how it supports long-term water reliability and compliance with statewide conservation mandates.
- **Description of the City's water service area**, providing the land use, customer characteristics, and system context that influence both water demand and supply planning.
- **Water demand analysis**, presenting historical and projected demands through 2050 and evaluating the role of conservation, efficiency standards, and demographic factors.
- **Water supply characterization**, documenting existing and planned water sources, including local, regional, and recycled water supplies, and describing the City's investments to maintain a diversified and resilient supply portfolio.
- **Supply reliability and drought risk assessment**, assessing how the City's supplies perform under normal, dry, and extended multi-year drought conditions and meeting the statutory requirement for a 5-Year Drought Risk Assessment.
- **Water Shortage Contingency Plan**, summarizing the City's updated shortage stages, triggers, actions, and annual assessment procedures that support rapid response to drought or emergencies.

Together, these components provide a complete picture of the City's long-term water management strategy, demonstrate compliance with State requirements, and document the City's continued commitment to reliable and sustainable water service.

Urban Water Management Act

The Urban Water Management Act (Act) became part of the California Water Code (CWC) with the passage of Assembly Bill (AB) 797 during the 1983-1984 regular session of the California Legislature. The CWC requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet per year (AFY) to adopt and submit a UWMP every five years to DWR.

Since the adoption of the 2020 UWMP, State Legislature has updated or expanded several planning requirements, including enhanced drought risk assessments, expanded Water Shortage Contingency Plan (WSCP) elements, and additional reporting on energy intensity and water use efficiency.

The core requirements for the UWMP include:

- Description of the water service area
- Estimates of past, present, and projected water use
- Estimates of existing and planned supply sources
- Analysis and target compliance per Senate Bill (SB) X7-7
- Description of existing and planned Demand Management Measures and other conservation measures
- Dry year supply estimates, including 5-Year Drought Risk Assessment
- WSCP

The 2025 UWMP must submit data in specific tables to DWR. DWR has provided these tables and this UWMP utilizes the provided tables with minor changes to format or organization where applicable. This 2025 UWMP presents each required element per DWR's 2025 UWMP Guidebook.

Purpose and Objectives

This UWMP serves to:

- Document the City's long-term water demand projections through 2050
- Describe existing and planned water supply sources and their reliability
- Evaluate supply-demand conditions under normal, single dry, and multi-year drought conditions
- Demonstrate compliance with SB X7-7 water use targets
- Identify existing and future demand management measures and conservation programs
- Present the City's updated WSCP, including annual assessment procedures and staged response actions

This 2025 UWMP follows DWR's required structure and includes all required standardized tables. A completed DWR checklist is provided in Appendix A and DWR standardized tables will be available in the Final document version in Appendix G.

Service Area Overview

The City provides potable water services to approximately 18,931 customers within its water service area as shown in Figure ES-1.

To deliver water to its approximately 4,481 potable connections, The City operates and maintains five existing active municipal groundwater wells located throughout the water service area.

The City's also provides wastewater services within the water service area which is conveyed to the City's Wastewater Reclamation Facility (WRF). Additional wastewater is collected from two state prison facilities, under the umbrella of the California Department of Corrections (CDCR), a small housing complex south of the CDCR outside of the City limits, and a nearby agricultural processing facility on Camphora-Gloria Road outside the City limits.

City provides water service to a diverse customer base spanning residential, commercial, and industrial users (Figure ES-2) and plans to deliver disinfected tertiary recycled water to parks and school sites within the City boundary limits by December 2026. The City's customer mix, land use patterns, and regional growth trends influence both projected demands and the strategies used to ensure long-term supply reliability. Major drivers of future demand include planned development, ongoing conservation, and continued improvements in water-use efficiency.

Figure ES-1 City Water Service Area

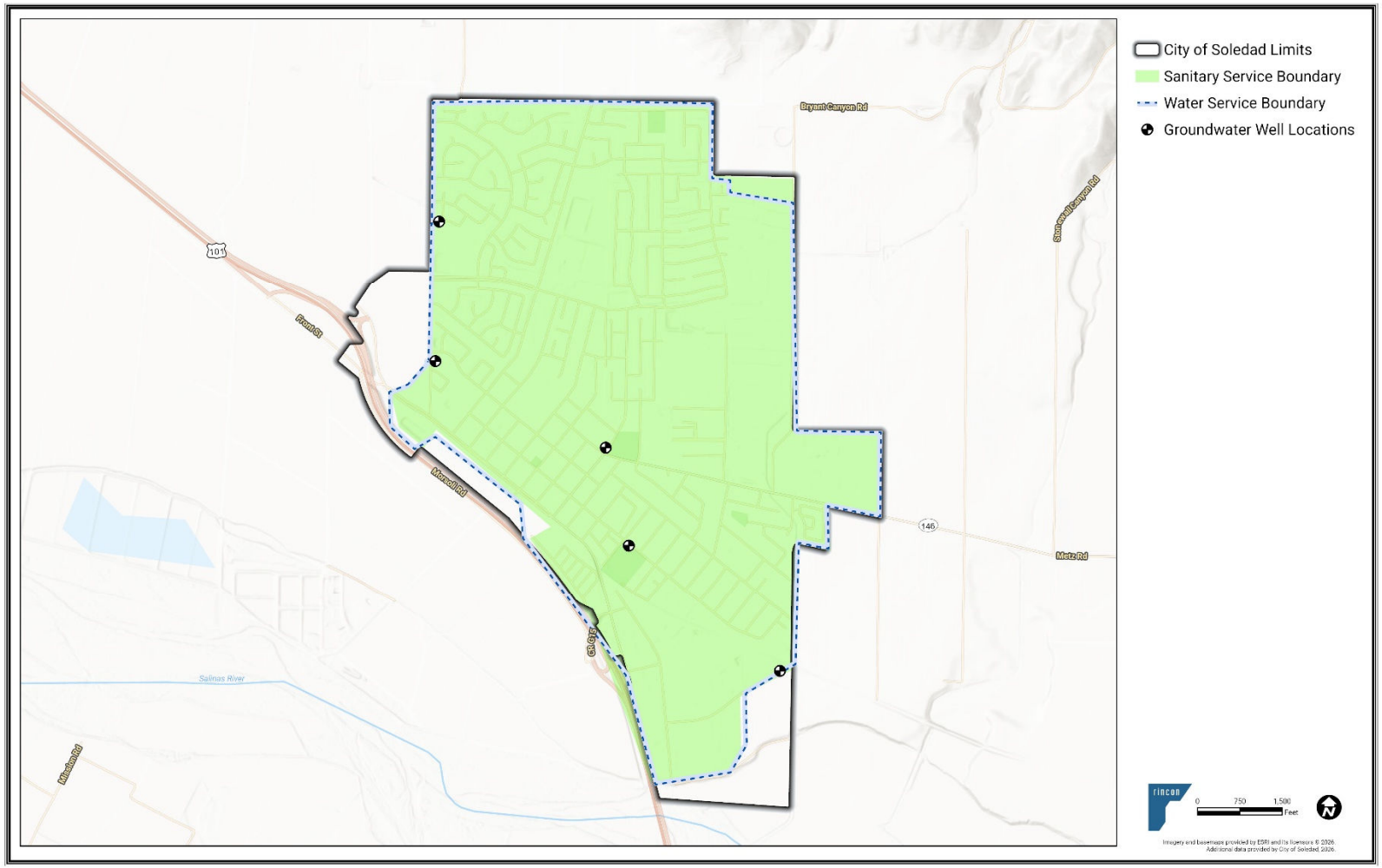
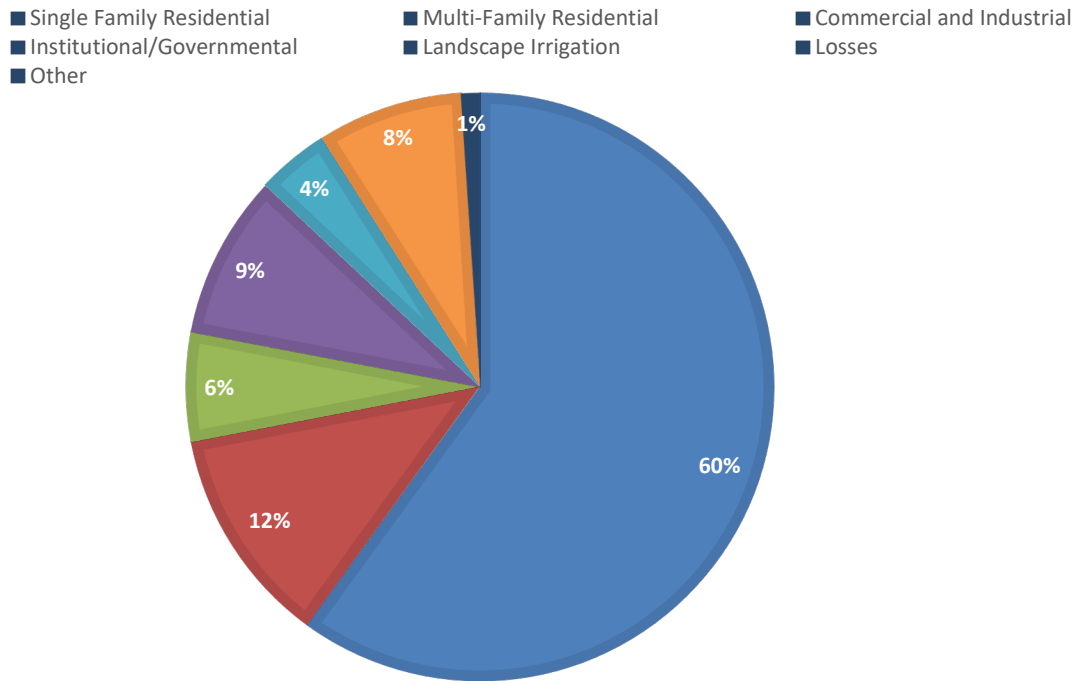


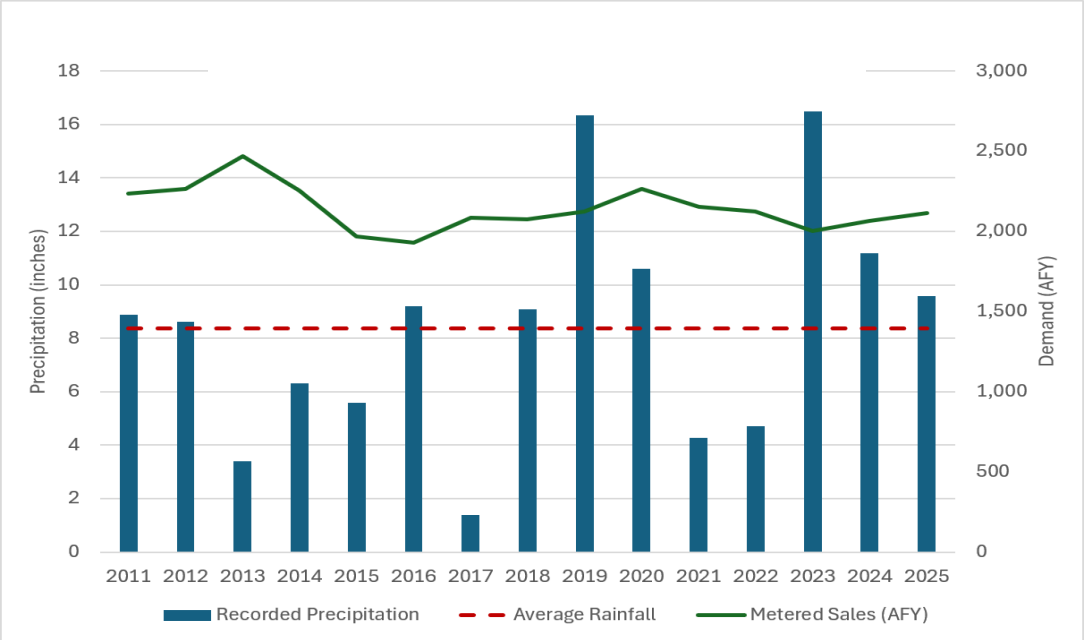
Figure ES-2 Percent of Total Water Uses by Customer Class (2020–2024)



Demand and Conservation

The City's water demands are offset through a combination of Demand Management Measures (DMMs) which include water waste prevention ordinances, metering, customer-driven conservation, and other City programs which support achievement of efficiency standards and contribute to meeting the City's Urban Water Use Objective (UWUO) over time. This has reflected the City's per-capita water use which has generally continued to decline over the last two decades as reflected in Figure ES-3.

Figure ES-3 City Historic Demand vs. Climate (2011-2025)



The 2025 UWMP updates demand forecasts through 2050, incorporating:

- Historical consumption trends
- Planned land use and development projections
- Passive and active conservation savings
- Economic and demographic conditions influencing demand

Overall demands are expected to remain stable or experience modest growth over time.

The 2025 UWMP documents existing and planned supplies, planned reliability improvements, and potential new investments. The City's continued investment in recycled water, system upgrades, and regional partnerships for conservation measures enhance supply reliability.

Supply Reliability and Drought Risk Assessment

The UWMP evaluates water supply reliability under:

- Normal hydrologic years
- Single dry years
- Five-year consecutive droughts

Preliminary analysis indicates that the City has sufficient supplies to meet projected demands during normal and single dry years through 2050. During extended multi-year droughts, supply shortages may occur depending on regional conditions. The UWMP identifies staged demand reduction measures that may be needed to address shortages during extreme, prolonged drought scenarios. The City also completed its Five-Year Drought Risk Assessment required for 2025 UWMPs, evaluating worst-case water supply conditions through 2030.

Water Shortage Contingency Plan

The City's updated WSCP (Appendix D) provides a structured, adaptive framework for responding to supply shortages identified through the City's annual water supply and demand assessment. Key elements include:

- Six standard water shortage stages
- Triggers for progression through each stage
- Demand reduction actions
- Communication protocols and enforcement mechanisms
- Financial impact mitigation actions

The WSCP ensures the City can respond quickly and effectively to supply interruptions, drought, or other emergencies.

Conclusion

Based on the information presented in the 2025 UWMP, the City is well-positioned to meet customer water needs through 2050 under a range of operational and hydrologic conditions. Ongoing investments in recycled water, system reliability, regional partnerships, and customer conservation measures continue to support the City's long-term resilience.

The 2025 UWMP reflects the City's commitment to responsible water resource planning and sustainable management in support of the community's public health, economic stability, and environmental stewardship.

1 Introduction

1.1 Setting

The City of Soledad's (City) 2025 Urban Water Management Plan (UWMP) establishes the planning framework for ensuring reliable and sustainable water service in coordination with local and regional water management efforts.

The City is in central Monterey County within the Salinas Valley, approximately 20 miles southeast of the City of Salinas. The City was incorporated in 1921, when local voters elected the first governing officials; today, it covers approximately 4.65 square miles. The City's water service area is smaller than the incorporated City limits, as shown in Figure 3-1.

The City provides water service to a population of about 19,809 (DOF, 2025), with approximately 4,481 potable connections within the City's water service area, meeting the California Water Code (CWC) definition of an urban water supplier. This 2025 UWMP provides a framework for long-term water planning and informs the public of the City's plans for long-term resource planning to ensure adequate water supplies for existing and future demands. The UWMP documents the availability of an appropriate level of reliability of water service sufficient to meet the needs of the City's customers during normal, single-dry, and multiple-dry years. This 2025 UWMP also identifies if the City has met its 2025 water use efficiency target. A long-term, reliable supply of water is essential to protect the productivity of the City's and State's businesses and economic climate.

1.2 California Water Code

Originally enacted in 1983, the UWMP Act ensures that urban water suppliers are proactively reviewing and managing water reliability and also requires and provides the substance for the California Department of Water Resources (DWR) reporting to the State of California Legislature (Legislature) on the status of water supply planning in California. The drought of 1976–1977 created severe water supply shortages throughout California. With several cities and water districts/agencies witnessing reduction in their water supplies and having to look for additional water sources elsewhere, an immediate need arose for a statewide, local-level, long-term water management planning platform. To address and reduce the potential for future emergencies caused by inadequate water resource planning, the UWMP Act was proposed and adopted in 1983.

The UWMP is the legal and technical water management foundation for water suppliers throughout California. The UWMP gathers, characterizes, and synthesizes water-related information from numerous sources into a plan with local, regional, and Statewide practical utility.

California Water Code (CWC) Sections 10608–10657 are directly relevant to the preparation of the UWMP. CWC Section 10644 requires each urban water supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet per year (AFY) to update its UWMP at least every five years on or before July 1 in years ending in six and one, incorporating updated and new information from the five years preceding each update. The 2025 UWMP update is due to DWR by July 1, 2026.

The purpose of the UWMP is to integrate water supply and demand in a methodical planning platform to address short- and long-term water reliability. Specifically, the UWMP provides water supply planning for a 25-year planning period in five-year increments and identifies water supplies needed to meet existing and future demands. The analysis must identify supply reliability under three hydrologic conditions: a normal year, a single-dry year, and multiple-dry years. Enhanced water reliability planning encompasses the following:

- Changes in natural hydrology, climate, and groundwater conditions
- Implications of regional, state, and federal regulations
- Supply conditions and water use variability
- Regional constraints on or opportunities for shared water resources
- Local land use changes, development, plans, and population growth
- Water shortages and unforeseen calamities
- Infrastructure improvements
- Project funding needs and opportunities

1.1.1 New Requirements

Since the UWMP Act was passed, it has undergone significant expansion and revision. Prolonged droughts, groundwater overdraft, regulatory revisions, and changing climatic conditions not only affect each supplier's water reliability determinations, but also the broad picture of statewide water reliability overseen by DWR, the State Water Resources Control Board (SWRCB), and the Legislature. Accordingly, the UWMP Act has grown to address changing conditions as it guides California's water resource management. In February 2026, DWR published the Final 2025 UWMP Guidebook (DWR 2026). No substantive changes to UWMP statutory requirements occurred, however the following key updates are summarized:

- **Improved clarity and organization**, including refined explanations of CWC requirements, narrative guidance, and updated references to related State planning and reporting programs.
- **Enhanced water supply reliability guidance**, emphasizing clear differentiation among average-year, single dry-year, and multiple consecutive dry-year (five-year drought) conditions, consistent with statutory reliability assessment requirements.
- **Refined demand forecasting guidance** promoting greater consistency among population, land use, water use efficiency, and demand assumptions, and clarifying how documented passive and active water use efficiency savings may be incorporated into long-term demand projections.
- **Expanded discussion of water use efficiency regulatory context,** recognizing the continued relevance of SB X7-7 for historical reporting purposes and the role of the Urban Water Use Objective framework in informing UWMP demand assessments.
- **Updated Water Shortage Contingency Plan (WSCP) guidance**, reinforcing alignment with recent California Water Code amendments and State Water Resources Control Board water shortage and conservation reporting requirements.
- **Updated recycled water discussion**, consistent with advances in potable reuse regulations adopted by the SWRCB in 2023, and reinforcing CWC requirements to describe current and planned recycled water use.
- **Streamlined and standardized UWMP submittal tables**, including improved formatting, ADA accessibility, and internal consistency across tables to reduce ambiguity and improve comparability across suppliers.

1.3 Plan Organization

The City's 2025 UWMP has been prepared in compliance with the requirements of the UWMP Act and included in the CWC. The City's UWMP is organized as follows:

- **Executive Summary:** Includes a lay description summary of key information regarding the fundamental determinations of the UWMP, particularly water service reliability, challenges ahead, and strategies for management of reliability risks. This is a go-to synopsis for anyone desiring a quick overview of the 2025 UWMP.

- **Chapter 1 – Introduction:** Introduces the importance and extent of the City's water management planning efforts and this Plan organization.
- **Chapter 2 – Plan Preparation:** Includes the City's process for developing this UWMP, including efforts in coordination and outreach.
- **Chapter 3 – System Description:** Presents a description and map of the City's water service area, the City's history and organizational structure, the Public Water System, climate data and potential effects of climate change, and population and demographics.
- **Chapter 4 – Water Use Characterization:** Describes and quantifies the current and projected water uses in normal conditions within the City's service area.
- **Chapter 5 – SBx7-7 Baselines, 2025 Targets and 2025 Reporting:** Addresses the Water Conservation Act of 2009 (SBx7-7), including established baseline, conservation targets, and 2025 compliance reporting.
- **Chapter 6 – Water Supply Characterization:** Describes and quantifies the current and projected water sources available to the City, including water volumes for average year conditions, origin of water supply, water quality, issues unique to the supply, management actions and projects that are anticipated to meet future water demand, and climate change impacts on supply.
- **Chapter 7 – Water Service Reliability and Drought Risk Assessment:** Describes the reliability of the City's water supply, and projects water reliability for a 25-year planning horizon for normal, single-dry years, and five consecutive dry years. Includes an analysis of the City's water reliability risk to drought.
- **Chapter 8 – Water Shortage Contingency Plan:** Provides a summary of the City's staged plan for responding to water shortages, including a catastrophic supply interruption. Includes shortage response actions, communication protocols, enforcement, reporting, and refinement procedures. The full Water Shortage Contingency Plan (WSCP) is provided in Appendix D.
- **Chapter 9 – Demand Management Measures:** Demonstrates the City's efforts to promote water conservation and to reduce demand on its water supply, specifically detailing efforts for designated demand management measures. The demand management measures include those the City has implemented or is considering implementing pursuant to the requirements of the Act.
- **Chapter 10 – Plan Adoption, Submittal, and Implementation:** Describes the City's actions taken to provide notification to agencies, adopt and submit the UWMP to DWR, and make it available to the public and the process to amend the adopted UWMP, if needed.

The chapters in this UWMP correspond to the outline of the UWMP Act and as recommended in the 2025 UWMP Guidebook for urban water suppliers. Further, the tables included are required by DWR and in the format presented in the 2025 UWMP Guidebook. They are both inclusive in the UWMP and submitted to DWR as a separate Excel file through the online WUEdata Portal. The DWR UWMP checklist form from the Guidebook has been completed and is included in Appendix A. The checklist identifies the location in this UWMP where required elements can be found.

The UWMP is intended to serve as a general, flexible, and open-ended document that periodically can be updated to reflect changes in regional water supply trends and water use efficiency policies. The City's UWMP, along with other City planning documents, will be used by City staff to guide water use and management efforts through the year 2030, when the UWMP is required to be updated.

1.4 UWMPs in Relation to other Efforts

Development of the City's UWMP has been prepared in coordination with other planning efforts and agencies. Documents that were leveraged in preparation of this UWMP are:

- 2019 City of Soledad Water Master Plan
- 2020 City of Soledad UWMP

- 2020 City of Soledad WSCP
- 2022 City of Soledad General Plan
- 2024 City of Soledad 2023-2031 Housing Element

These documents have been used to incorporate information that supports the City's urban water management planning in the City and to ensure a holistic and consistent planning process in the region.

1.5 UWMPs and Grant or Loan Eligibility

For a water supplier to be eligible for a grant or loan administered by DWR, and potentially other agencies, the supplier must have a current UWMP on file that meets the requirements set forth by the CWC. A current UWMP must also be maintained by the supplier throughout the term of any grants or loans received. The City has prepared the 2025 UWMP under guidance from DWR's 2025 UWMP Guidebook.

2 Plan Preparation

The UWMP Act requires that a description be provided for the process that was used for the preparation of the UWMP. This chapter provides the legal requirement to prepare this UWMP, the option of regional planning, and the coordination and outreach related to this UWMP.

2.1 Basis for Preparing a Plan

The City serves more than 3,000 water connections and qualifies as an urban water supplier subject to the legislated requirements to prepare an UWMP. The City first prepared its UWMP in 2006, has updated it every five years, and is now required to update its 2025 UWMP and submit it to DWR by July 1, 2026.

Table 2-1 shows the City's 2025 water system information and size.

Table 2-1 Retail Only – Public Water System

DWR Submittal Table 2-1 Retail: Public Water Systems			
Public Water System Number	**Public Water System Name**	**Number of Municipal Connections 2025**	**Volume of Water Supplied 2025 (Acre-Feet)**
CA2710011	Soledad, City of	4,481	2,113
Total		**4,481**	**2,113**

2.2 Individual or Regional Planning

An urban water supplier may elect to submit an individual UWMP or may work with other entities to provide a regional plan. The City communicates regularly with related water supply stakeholders; however, for the purposes of the UWMP, the City reports solely on the City's service area and is not a part of a regional alliance or regional UWMP, as shown in Table 2-2.

Table 2-2 Plan Identification

DWR Submittal Table 2-2: Plan Identification		
Select One or Both	**Type of Plan**	**Name of Regional Alliance or RUWMP**
☒	Individual UWMP	
	☐ Water Supplier is also a member of a SB X7-7 Regional Alliance	
☐	Regional Urban Water Management Plan (RUWMP)	

2.3 Type of Agency, Calendar Year, and Units of Measure

Table 2-3 identifies the City as a retail urban water supplier, reports its UWMP data in calendar years (CY), and measures its water in acre-feet (AF).

Table 2-3 Supplier Identification

DWR Submittal Table 2-3: Supplier Identification	
Type of Supplier (select one or both)	
☐	Supplier is a wholesale supplier
☒	Supplier is a retail supplier
Fiscal or Calendar Year (select one)	
☒	UWMP Tables are in calendar years
☐	UWMP Tables are in fiscal years
If using fiscal years provide month and date that the fiscal year begins (mm/dd)	
Units of measure used in UWMP (Select from the drop down list).	
Unit	AF

2.4 Coordination and Outreach

To prepare the 2025 UWMP and WSCP, the City coordinated with neighboring water agencies and stakeholders. Coordination efforts were conducted to: 1) inform the agencies of the City's activities; 2) gather high quality data for use in developing this UWMP; and 3) coordinate planning activities with other related regional plans and initiatives as described in Chapter 1. The City does not purchase wholesale water and, thus, did not provide information to any wholesale water suppliers.

CWC Section 10621 requires water suppliers to notify the cities and counties to which they provide service that the UWMP and WSCP are being updated and reviewed. The CWC specifies that this must be done at least 60 days prior to the public hearing. To fulfill this requirement, the City sent letters of notification of preparation of the 2025 UWMP and WSCP to all cities and counties within the City's service area 60 days prior to the public hearing as indicated in Table 2-4, in addition to other entities which the City routinely coordinates. Appendix B contains copies of the plan preparation notices sent for agency coordination, sent on April 13, 2026. Details on drafts, public hearings, and final document availability are discussed in Chapter 10.

The preparation and adoption of UWMPs is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to California Water Code Section 10652, which provides that CEQA does not apply to the preparation and adoption of plans pursuant to this part or to the implementation of actions taken pursuant to Section 10632.

Table 2-4 Agency Coordination

Agency/Organization	Notice of Plan Preparation 60 Days Prior to Public Hearing
County of Monterey	✓
City of Gonzales	✓
City of Greenfield	✓
Monterey County Water Resources Agency (MCWRA)	✓
Monterey County Water Awareness Committee (WAC)	✓
Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA)	✓
Greater Monterey County IRWM Program	✓
Soledad Unified School District (SUSD)	✓
California Department of Corrections and Rehabilitation (CDCR)	✓
Estancia Estates Winery	✓

Agency/Organization	Notice of Plan Preparation 60 Days Prior to Public Hearing
Golden State Vinters	✓
Dole Fresh Vegetables	✓
Camphora Apartments	✓

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3 Service Area Description

This chapter provides a description of the City's water service area, current climate and potential climate change in the region, population and demographic data, and current and proposed land use data.

3.1 Setting

The City provides potable water to customers within its water service area, which does not correspond to the City's boundary as reflected in Figure 3-1. The City has four non-contiguous municipal boundaries that are geographically separate from the main City. These non-contiguous areas are referred to as City "islands" and include: the area governed by the State of California Department of Corrections and Rehabilitation (CDCR) to the northwest; the City-owned decommissioned landfill directly to the north; the Los Coches Adobe Historical Landmark to the south; and the (Wastewater) Water Reclamation Facility (WRF) to the west. None of the City islands receive water service. Wastewater service, in the form of treatment only, is provided to the CDCR by way of a force-main connection from CDCR's pump station to the WRF. The CDCR owns and maintains its own sanitary sewer collection system, including one pump station.

The water service area generally aligns with the primary urbanized areas of the main City limit boundary. In general, the City provides water services to a population of about 19,809, as shown in Table 3-2 (DOF, 2025). Additional details on water demands are provided in Chapter 4, and detailed information on water supplies is presented in Chapter 6.

3.2 General Description

The City maintains three separate service areas for potable water service, wastewater service, and recycled water deliveries.

3.2.1 Water Service Area

The City provides water service to areas within the main City limit boundary through a system of groundwater wells, water treatment, aboveground storage, and distribution pipes shown in Figure 3-1.

The City has sufficient water capacity for all areas within the City limits and within areas designated for growth as reflected in the City's *2024 Housing Element*. As detailed in Chapter 4, potable water demand is not expected to exceed 3,048 AFY (Table 4-3), which falls within the system's firm capacity[1] of 5,258 AFY. The City is proactive in improving and developing its water supply system and continues planning efforts for the construction of new wells in advance of demand.

3.2.2 Wastewater Service Area

The City owns and operates a sanitary sewer collection and wastewater treatment system serving properties within the main City limit boundary. The City also provides wastewater treatment to the non-contiguous CDCR (island) area located to the northwest. The CDCR owns and maintains an independent sanitary sewer collection system and pump station, situated upstream of the force main. The CDCR pump station includes an upstream bar screen filter. Screened CDCR wastewater is pumped to the City's WRF for treatment via a force main connection. The wastewater service area, for sanitary sewer collection and treatment from the main City limit boundary area, is shown in Figure 3-2.

[1] Total capacity when the highest producing well is out of service

The City has made improvements to its sanitary sewer collection system and WRF over the past decade to increase conveyance capacity and enhance treatment processes. These improvements expanded the WRF's treatment capacity to approximately 5.5 million gallons per day (MGD), which is sufficient to meet current demands and accommodate anticipated future development within the wastewater service area. The City's new wastewater permit, expected to become effective in 2026, will reduce the City's wastewater discharge capacity limit to 4.3 MGD while keeping treatment capacity at 5.5 MGD. The City is exploring possible solutions that will help offset the 1.2 MGD discharge deficit.

The CDCR operates an independent potable water supply system. For UWMP planning purposes, the CDCR population is excluded from potable water demand projections. The CRCR population is only included in reference to wastewater treatment.

3.2.3 Recycled Water Service Area

The City's WRF currently treats municipal wastewater to tertiary standards. At present, all treated effluent is disposed via rapid infiltration basins (RIBs), where it percolates back into the underlying aquifer and contributes to groundwater recharge. In accordance with DWR guidelines, incidental recharge from treated effluent disposal is not counted as either groundwater recharge or recycled water use and is not included in recycled water use volumes reported in the UWMP. Currently, recycled water produced at the WRF is used onsite for fire suppression and process water and however, is not metered.

The WRF was upgraded in 2010 to comply with Regional Water Quality Control Board Order (RWQCB) Permit R3-2008-0042 and Title 22 requirements to produce recycled water. The upgraded facility has a treatment capacity of 5.5 MGD and is designed to support delivery of tertiary treated recycled water for non-potable uses within the City, including landscape irrigation. Planned recycled water service areas include City parks and schools – all within the City's water service area – that are currently irrigated with potable water. Through grant funding awarded in 2023, the City is implementing recycled water conveyance improvements to extend service to these facilities, with construction and conversion of irrigation systems anticipated to be completed by the end of 2026.

The map in Figure 3-4 identifies the existing and planned expansion of the recycled water facilities, including the school and park site locations to be served with recycled water.

Figure 3-1 City of Soledad Boundary Limits

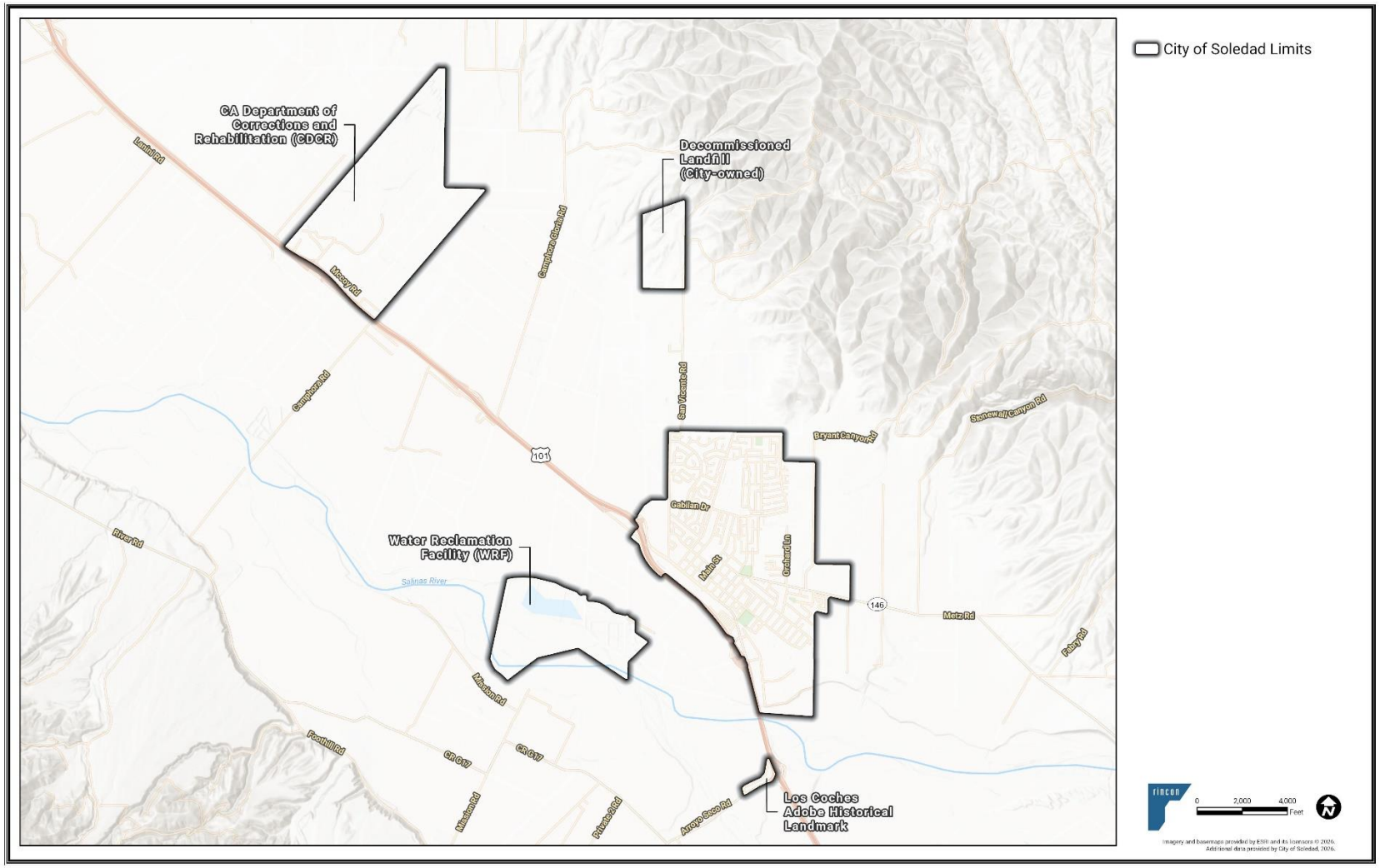


Figure 3-2 Water Facilities

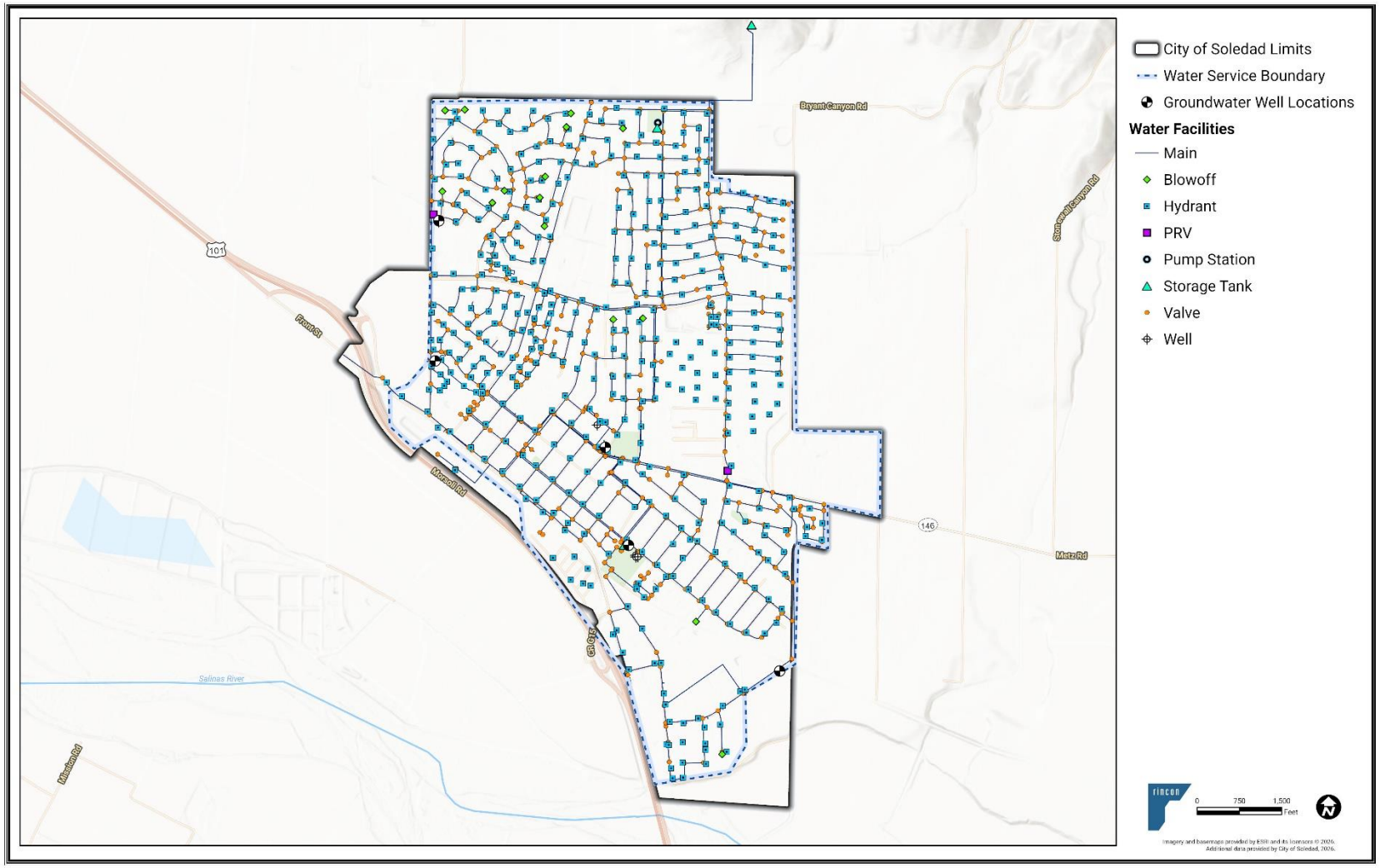


Figure 3-3 Sanitary Sewer Collection and Wastewater Facilities

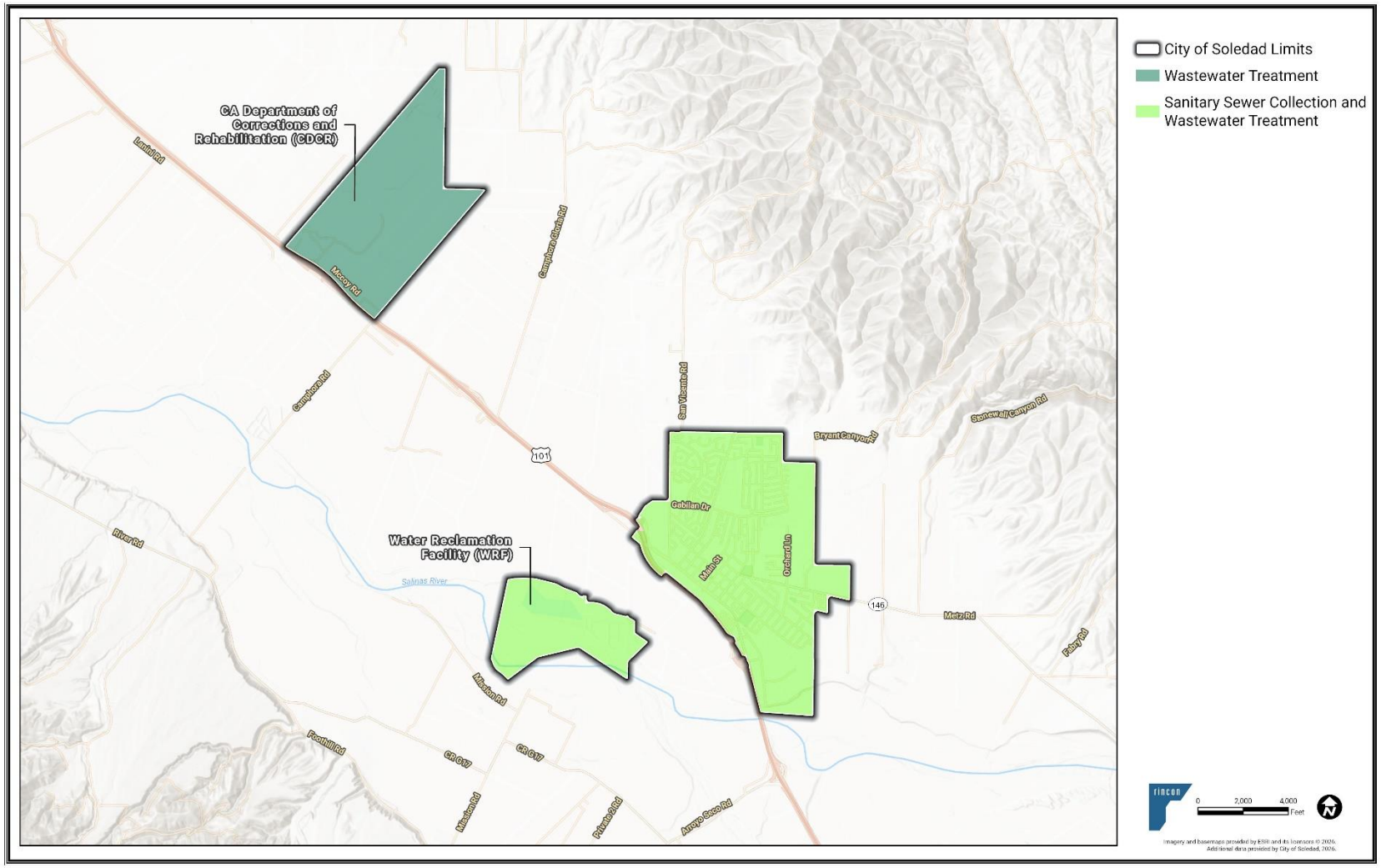
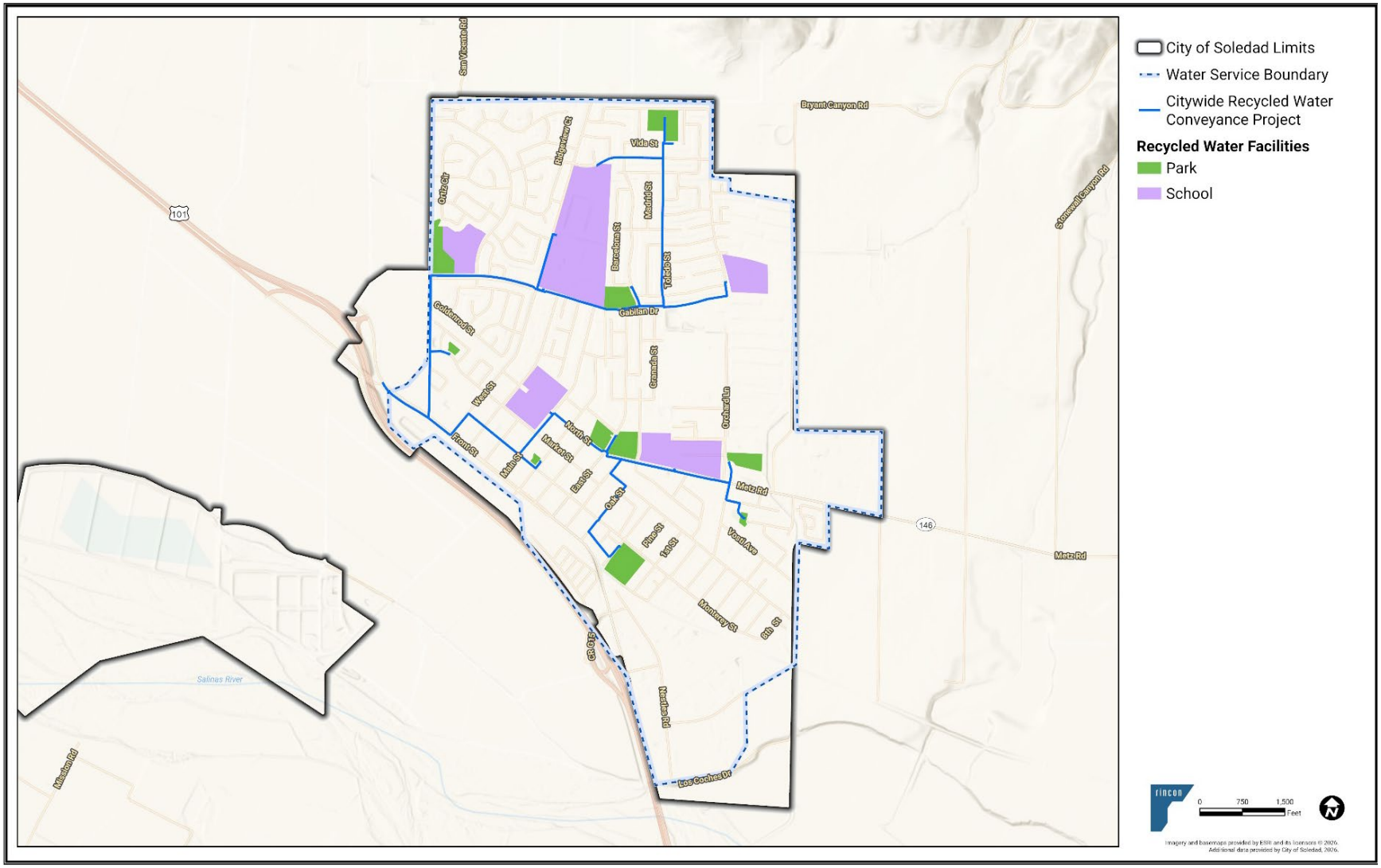


Figure 3-4 Recycled Water Facilities – Construction in Progress (Completion Expected December 2026)



3.3 Service Area Climate

The City's climate is characterized by warm, dry summers and mild, wetter winters associated with a Mediterranean climate with coastal marine influences (City of Soledad, 2005). Long-term climate data indicate the region historically receives approximately 9 to 10 inches of precipitation annually. Additionally, climate data from the California Irrigation Management Information System (CIMIS) Station #252 Soledad II in the Monterey Bay CIMIS Region, collected from September 2016 through December 2025, confirms the historic record by reporting an average 9.56 inches (CIMIS, 2026). Most of the precipitation occurs between October and April. Records show that the monthly precipitation ranges from 0 inches in the summer months to 5.26 inches during wet winters.

The annual average total yearly evapotranspiration (ETo) is 56.7 inches with an average monthly ETo of 4.75 inches. The highest ETo is experienced between April and September, with the peak values occurring in June and July. Average monthly temperatures range from about 50 degrees Fahrenheit (°F) in cooler months to 65°F in warmer months. Average maximum temperatures are approximately 65°F and average minimum temperatures are approximately 50°F, resulting in an average annual temperature of 58°F (CIMIS, 2026).

Figure 3-5 shows the annual precipitation from 2016 to 2025 and illustrates which years fall above or below the annual average precipitation for this period. Table 3-1 shows the monthly averages for precipitation, ETo, and temperature based on available CIMIS data from September 2016 through December 2025, which represents the full period of record available in the CIMIS database at the time of analysis.

Figure 3-5 CIMIS Station 252 Annual Precipitation from 2016-2025

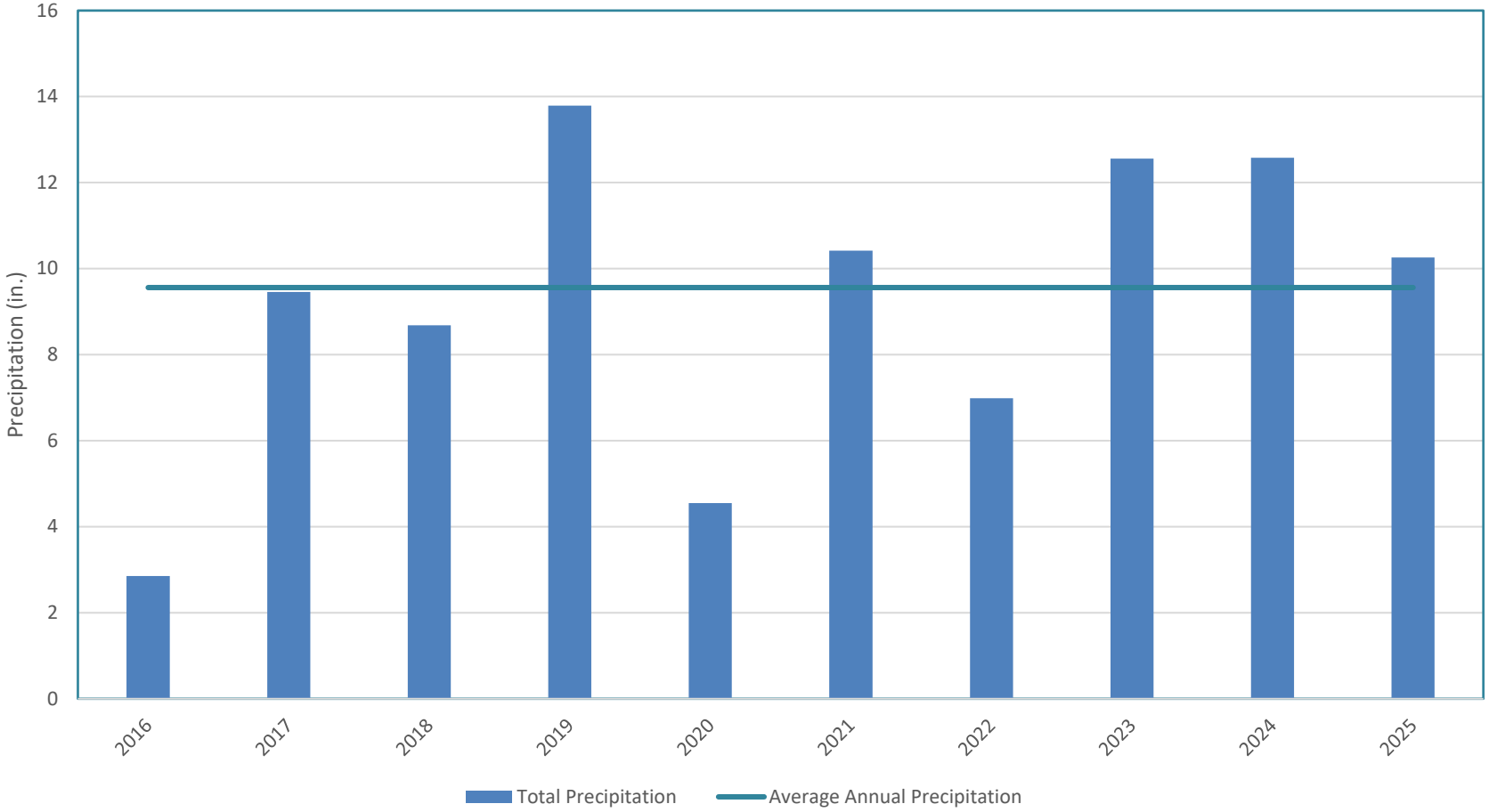


Table 3-1 CIMIS Station 252 Average Monthly Climate Data Based on 2016-2025 Data

Month	Average ETo (in.)	Average Precipitation (in.)	Average Air Temp (F)
January	1.87	2.52	50.01
February	2.68	1.68	50.77
March	3.94	1.88	53.06
April	5.59	0.44	56.19
May	6.89	0.12	59.04
June	7.58	0.05	62.63
July	7.56	0.00	63.83
August	6.71	0.01	65.01
September	5.45	0.11	64.36
October	4.32	0.38	60.48
November	2.56	1.05	54.56
December	1.87	1.72	50.60
Average Annual	**56.66**	**9.56**	**57.55**

Source: CIMIS, https://cimis.water.ca.gov/WSNReportCriteria.aspx

3.4 Service Area Population and Demographics

3.4.1 Population

The City's 2025 service area population was approximated using the most recent population estimates from the California Department of Finance (DOF). While the City's total population was most recently estimated at 27,065 by the DOF, this number includes an estimated 7,256 people in group quarters. In Soledad, the group quarters population is primarily housed in correctional facilities (City of Soledad, 2024). The City provides wastewater services to correctional facilities in its service area but does not provide water services, as the correctional facilities have onsite groundwater wells to provide their own water supplies. Thus, the population in group quarters is counted in the City's wastewater service area, but not its water service area, and the City's water service area population for 2025 was approximately 19,809.

To project service area population through 2050, the City used information from the Association of Monterey Bay Area Governments (AMBAG) *2026 Regional Growth Forecast* (AMBAG, 2026) and the *Miramonte Specific Plan* (City of Soledad, 2018). The AMBAG *Regional Growth Forecast* is based on 2010 and 2020 US Census Bureau data. AMBAG noted that, in some cases, operational challenges associated with the 2020 US Census may have affected count accuracy and that caution should be used when comparing results between the two census years.

The primary growth anticipated in the City's water service area will occur adjacent to the City's current limits through planned development of the City's *Miramonte Specific Plan*. The *Miramonte Specific Plan* outlines the development anticipated from the expansion of approximately 650 acres to the northwest of the City's current service area. The development is anticipated to begin in 2030 and to be built out by 2040. As the AMBAG *Regional Growth Forecast* did not include growth projected from this development, estimations of population from the addition of 2,392 housing units assumed per the *Miramonte Specific Plan* were added to the population estimates from the AMBAG *Regional Growth Forecast*. Population from these additional housing units was estimated using housing density and vacancy rates from AMBAG.

Population estimates presented in the 2025 UWMP may differ from those in prior planning documents, such as the City's *2024 Housing Element*, *2019 Water Master Plan*, and previous AMBAG forecasts because each document was prepared for different purposes and relies on different source years, assumptions, and forecasting methodologies. The City's *2019 Water Master Plan* emphasized infrastructure planning and buildout scenarios, while the *2024 Housing Element* focuses on housing need, site capacity, and the 2023–2031 planning cycle. By contrast, the AMBAG *Regional Growth Forecast* estimates the total population of the City's existing limits at approximately 26,462 in 2023, gradually declining to 25,292 by 2050. This trend reflects slower long-term growth and reductions in group quarters population associated with the correctional facilities. During the same period, household population and housing stock are projected to remain relatively stable, indicating that future water demand may be influenced more by household formation, replacement housing, and occupancy trends than by overall population growth. As housing in the City's current service area is not anticipated to increase greatly through 2050 per AMBAG, the primary growth in service area population will likely be driven by the annexation of the *Miramonte Specific Plan* area and the development of additional 650 acres.

Table 3-2 presents the current population for the City's water service area and projected population through 2050. 2025 numbers are based on DOF estimates, and projected numbers are based on the AMBAG *Regional Growth Forecast* annual growth rate, as well as potential annexation of the *Miramonte Specific Plan* area.

Table 3-2 Population – Current and Projected

DWR Submittal Table 3-1 Retail: Population - Current and Projected Water Code Section 10631(a)						
Population Served	**2025**	**2030**	**2035**	**2040**	**2045**	**2050(opt)**
Water Service Area[1]	19,809	20,128	25,681	30,457	30,448	30,671
Group Quarters Population[2]	7,256	5,933	4,973	4,326	3,832	3,156
Wastewater Service Area	27,065	26,061	30,654	34,783	34,280	33,827

Notes:

[1] An additional 2,392 housing units were added to water service population estimates from the AMBAG Regional Growth Forecast starting in 2040 to account for planned development of the City's Miramonte Specific Plan.

[2] Group quarters population refers to previously mentioned correctional facilities.

3.4.2 Other Social, Economic, and Demographic Factors

According to the US Census Bureau, the 2020-2024 median household income (MHI) for the City is $96,862, the per capita income is $22,353, and the level of poverty is 16.7%. As reflected in Figure 3-6 below, the City is comprised of 80.7% Latino, 14.9% White, 3.3% Asian, 7% Black, 0.8% American Indian, and the rest are native Hawaiian and more than two races (US Census, 2025). As shown in Figure 3-7, the top five employment categories in the City's service area are agricultural, site-based skilled trade, health care and social work, and education which account for 82% of the total jobs. Table 3-3 shows the current and projected AMBAG employment counts by sectors and MHI for the City's area.

Figure 3-6 2025 US Census Data By Race

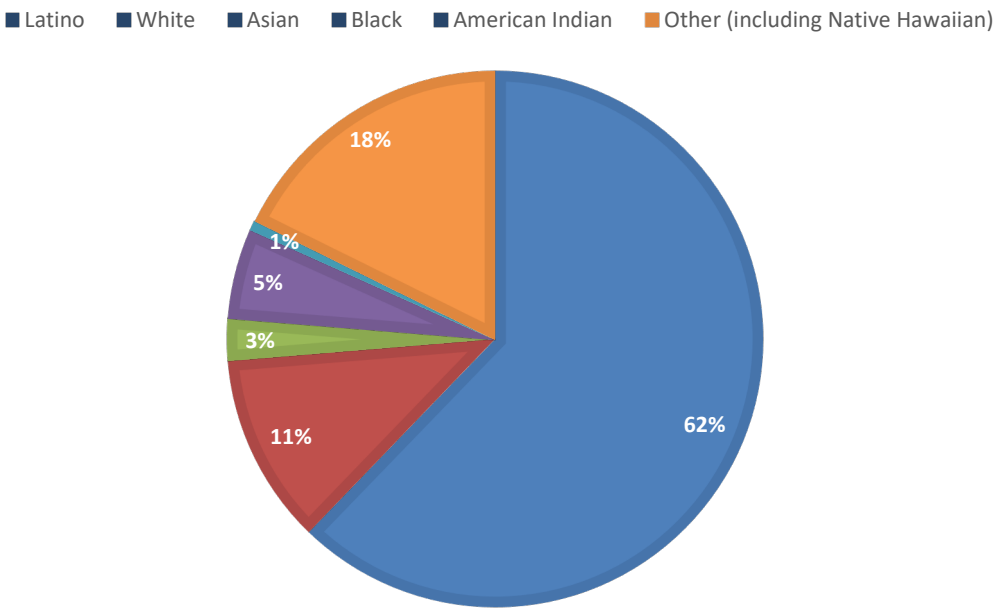


Figure 3-7 2025 US Census Top Five Employment

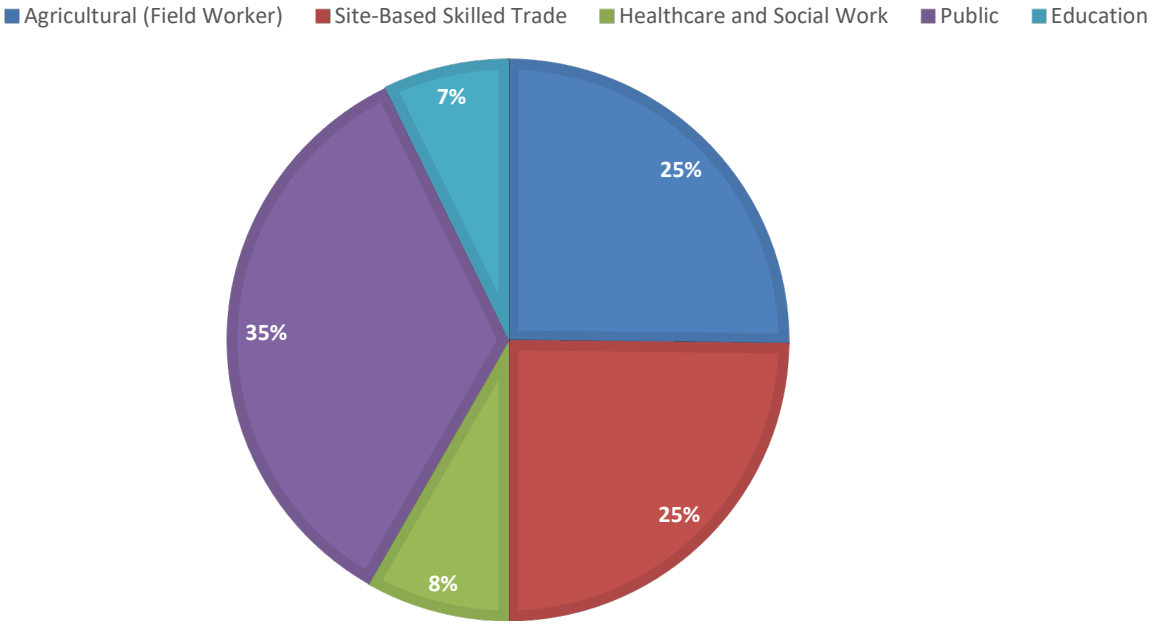


Table 3-3 AMBAG 2026 Growth Forecast Variables within Service Area

Population Count	2030	2035	2040	2045	2050
Agricultural Employment (Field Work)	2,080	2,085	2,090	2,095	2,100
Manufacturing	360	360	360	360	360
Site-Based Skilled Trade	1,913	1,902	1,924	1,942	1,961
Wholesale Trade	251	251	251	251	251
Retail Trade	277	272	267	261	255
Financial and Professional Services	199	199	199	199	199
Education	543	556	566	576	586
Health Care and Social Work	622	685	705	723	738
Other Services	483	493	503	513	523
Public	2,582	2,581	2,576	2,571	2,569
Self-employed	150	149	147	144	141

Source: AMBAG, https://ambag.org/sites/default/files/2024-10/Final%20Draft%202026%20RGF_092024_Combined.pdf

3.4.3 Land Use

The main City boundary limit, which includes its water service area, contains a mix of residential, commercial, industrial, public, and open space land uses. Outside of the City's main boundary limit, and disconnected from the City's water service area, agriculture remains one of the community's defining characteristics, with surrounding lands supporting row crops, vineyards, grazing areas, and related operations that depend largely on private agricultural and rural domestic groundwater and well supplies.

Developed portions of the service area are primarily residential, with additional land devoted to transportation corridors, schools, parks, civic facilities, commercial centers, and employment uses. Downtown areas and highway-oriented commercial corridors provide retail and service opportunities, while industrial areas support local jobs and agricultural processing.

Future growth is expected to occur mainly adjacent to existing city limits, particularly to the north and east, where land has been identified for expansion associated with the *Miramonte Specific Plan*. These areas are planned to include a balanced mix of housing, neighborhood-serving businesses, parks, schools, and infrastructure needed to support new development.

Land use policies emphasize orderly growth patterns that make efficient use of existing services while limiting dispersed rural development. This approach helps preserve productive farmland around the community and supports long-term economic stability. As urban development, gradually increases over time, agriculture is expected to maintain a major role in the regional economy.

4 Water Use Characterization

This chapter provides a characterization and analysis of projected water use through the year 2050. Projections considered past and current water use, anticipated development of the vacant land in the City, new regulations, changing climate conditions, and trends in customer water behaviors. This analysis examined water use by sector and aggregated information into a comprehensive demand projection of customer water use. In Chapter 7, these water demand projections are integrated with the City's water supplies to assess long-term water system reliability.

The City has chosen to provide projections through 2050, a 25-year planning period. This will improve the use of the UWMP for other land use planning and regulatory compliance issues by bridging the gap between planning cycles.

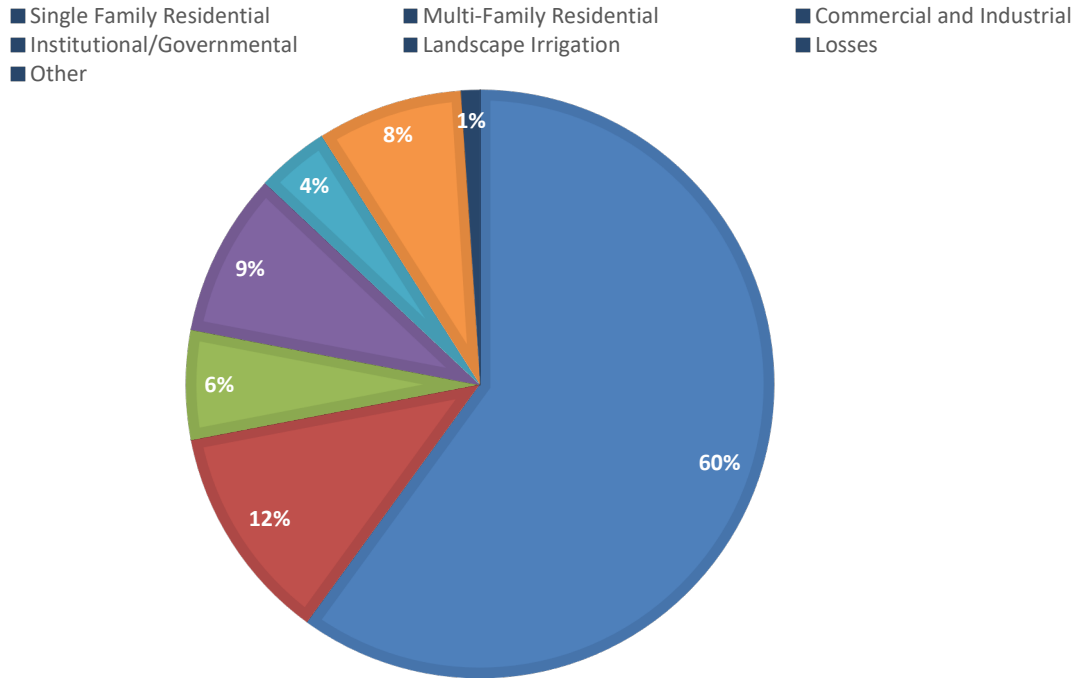
4.1 Non-Potable Versus Potable Water Use

The City provides potable water to approximately 4,481 connections and treats all water supplies as discussed in Chapter 6. The City has long planned to utilize recycled water to support the preservation of groundwater resources. The City completed construction of a WRF in 2010 and is in the process of updating permits and constructing pipeline infrastructure for delivery. The City anticipates delivering recycled water to end users beginning in December 2026. Current potable water uses are discussed in this chapter and recycled water uses are discussed in Chapter 6.2.5.

4.1.1 Water Use Sectors Listed in Water Code

Water suppliers are required to identify water uses for the 10 water use sectors identified in CWC Section 10631(d). The City currently serves potable water to customers and intends to supply recycled water for irrigation beginning in December 2026. Recycled water uses are described in Chapter 6.2.5.

Figure 4-1 Percent of Total Water Uses by Customer Class, 2020–2024



The City has identified water uses for six of the ten water use sectors identified in CWC Section 10631(d): These water uses are described below

Single-Family Residential

Single-Family Residential (SFR) customers are typically on a lot with a free-standing building containing one dwelling unit that may include a secondary dwelling. On average, SFR demand is about 60% of total uses.

Multi-Family Residential

Multi-Family Residential (MFR) customers are typically multiple dwelling units within one building or several buildings within one complex. On average, MFR demand is about 12% of total uses.

Commercial and Industrial

Commercial customers provide or distribute a product or service, and Industrial customers typically manufacture or process materials. Commercial agricultural growers, who purchase water from the City for dust control purposes, are included in this customer class. On average, commercial and industrial demand is about 6% of total uses.

Institutional/Governmental

These users are dedicated to public services, such as courts, churches, hospitals, government facilities, and nonprofit research institutions. On average, this demand is about 9% of total uses.

Dedicated Landscape Irrigation

Some of the landscape irrigation in the City is served through dedicated landscape irrigation meters that are tracked separately from irrigation uses served through other types of meters, such as residential or commercial. On average, this demand is about 4% of total uses.

Losses

Distribution system water losses are the water losses anywhere from the point of water entry to the distribution system to the delivery point to the customer's system. On average, water losses account for about 8% of total uses. Water losses are discussed in Chapter 4.2.3.

Other

In addition to the water sector uses above, identified in CWC Section 10631(d), the City also provides water via fire hydrants for firefighting purposes. On average, this demand is about 1% of total uses.

4.2 Past, Current, and Projected Water Use

Past and current water use for 2021-2025 is presented in Table 4-1. Table 4-2 shows 2025 water use as requested in the 2025 UWMP Guidebook. Compiling past water use helps suppliers understand water use trends, which are crucial for developing water use projections. Generally, the highest water uses within the City are residential (i.e., SFR and MFR), commercial and industrial, and institutional/governmental. These uses comprise approximately 87% of total demand. Demand within each customer class has remained stable from 2021 to 2025, with each customer class varying by less than 3% of total demands. Total demands have also remained stable over the last five years, with a less than 2% decrease from 2021 to 2025.

The use of recycled water is discussed in Chapter 6.2.5.

Table 4-1 Historical and Current Water Use by Customer Class, AFY

Customer Class	2021	2022	2023	2024	2025
Single Family	1,304	1,258	1,209	1,233	1,252
Multi-Family	261	250	253	257	259
Commercial	117	111	122	137	141
Industrial	3	1	2	2	2
Institutional/Governmental	196	183	157	194	190
Dedicated Landscape Irrigation	82	80	93	103	108
Other[1]	17	20	9	13	20
Losses[2]	172	222	155	127	141
Total	**2,152**	**2,125**	**2,000**	**2,066**	**2,113**

[1] Other water use includes authorized water used via fire hydrants, for firefighting purposes.

[2] Losses are calculated from the difference between production and consumption and include some unbilled authorized consumption.

Table 4-2 Actual Demands for Water, AFY

DWR Submittal Table 4-1 Retail: 2025 Actual Total Uses for Potable and Non-Potable California Water Code Section 10631(d)(1)			
Use Type		2025 Actual Water Use	
May select each use multiple times These are the only use types that will be recognized by the WUEdata online submittal tool	Additional Description (as needed)	Level of Treatment When Delivered (OPTIONAL)	Volume
Single Family		Potable	1,252
Multi-Family		Potable	259
Commercial		Potable	141
Industrial		Potable	2
Institutional/Governmental		Potable	190
Dedicated Landscape Irrigation		Potable	108
Other	See note 1	Potable	259
Losses	See note 2	Potable	141
Subtotal Potable			**2,113**
Subtotal Non-Potable			**0**
Total			**2,113**

[1] Other water use includes authorized water used via fire hydrants, for firefighting purposes.

[2] Losses are calculated from the difference between production and consumption and include some unbilled authorized consumption..

The City prepared demand projections using the AMBAG's *Regional Growth Forecast*, presented in Table 3-2, the *Miramonte Specific Plan*, and recent water use specific to the City's water service area. Demand factors for each customer class were calculated using average consumption data for 2021 through 2025, with unit factors based on AMBAG estimates for number of housing units (SFR, MFR, and landscape irrigation uses) and jobs (for commercial, industrial, and institutional [CII] uses). These demand factors were then applied to estimates for housing units and jobs for 2030 through 2050 to forecast base demands. Future housing units for 2030 through 2050 were estimated using the AMBAG projections for housing units and assuming an additional 2,392 housing units by 2040 from the *Miramonte Specific Plan*. Future jobs for 2030 through 2050 were estimated using the AMBAG projections for jobs and assuming

an additional 4,606 jobs by 2040 from the *Miramonte Specific Plan* using the 2023 AMBAG ratio of jobs to housing units in the City. Average water loss for 2020-2024 was calculated as a percentage of total demand and applied to projected base demands. Finally, future water savings were calculated based on factors detailed in Section 4.2.1 and subtracted from projected base demands.

Table 4-3 presents the projected demands by customer class through 2050.

Table 4-3 Total Uses of Potable and Non-Potable Water – Projected, AFY

DWR Submittal Table 4-2 Retail: Total Uses of Potable, and Non-Potable Water – Projected Water Code Section 10631(d)(1)							
		Projected Water Use (Report To the Extent that Records are Available)					
Use Type	Additional Description	Level of Treatment When Delivered	2030	2035	2040	2045	2050 (opt)
Single Family		Potable	1,297	1,658	2,004	2,018	2,025
Multi-Family		Potable	263	339	412	415	416
Commercial		Potable	130	159	187	184	182
Industrial		Potable	2	2	3	3	3
Institutional/Governmental		Potable	124	142	95	92	91
Dedicated Landscape Irrigation	Served by Recycled water	Non-Potable	165	165	248	248	248
Other		Potable	16	16	16	16	16
Losses		Potable	195	254	312	313	315
Subtotal Potable			**2,027**	**2,570**	**3,029**	**3,041**	**3,048**
Subtotal Non-Potable			**165**	**165**	**248**	**248**	**248**
Total			**2,192**	**2,735**	**3,277**	**3,289**	**3,296**

4.2.1 Water Use for Lower Income Households

Since 2010, the UWMP Act has required retail water suppliers to include water use projections for single-family and multi-family residential housing needed for lower income households. This will assist the City in complying with the requirement under Government Code Section 65589.7, granting priority for providing water service to affordable households.

DWR recommends retail water suppliers rely on Housing Elements of the applicable land use agency's General Plans or other planning documents to quantify planned affordable housing for lower income households within the supplier's service area (DWR, 2026).

The City's *2023–2031 Housing Element* utilized the Regional Housing Needs Allocation (RHNA), which is a projection of housing need for households by income level (City of Soledad, 2024). The RHNA identified that Soledad's low-income housing need is an additional 65 units and very-low income housing need is an additional 100 units.

Water demands were estimated by applying State census percentages for SFR and MFR in the City to the RHNA allocation housing numbers, and multiplying by the demand factors calculated for SFR and MFR residences respectively. Total estimated water use for lower-income housing units (low and very-low) is approximately 38 AFY, which was included in the City's total projected water demands.

Table 4-4 states that the demand projections included low-income households and conservation savings.

Table 4-4 Inclusion in Water Use Projections

DWR Submittal Table 4-3 Retail: Inclusion in Water Use Projections Water Code Section 10631 (a), 10631 (d)(4)(A), and 10631 (d)(4)(B)	
Are Future Water Savings Included in Projections?	**Yes**
If "Yes" to above: State the section or page number, in the cell to the right, where citations of the codes, ordinances, or otherwise are utilized in demand projections are found. OPTIONAL Suppliers may complete Optional Submittal Table 4-4 R to quantify the expected savings.	Section 4.2.4
Are Lower Income Residential Demands Included In Projections?	**Yes**
OPTIONAL If the method for accounting Lower Income Residential Demands has been included, provide page number where this accounting can be found.	Section 4.3, page X

4.2.2 Climate Change Considerations

Climate change adds a level of uncertainty to the challenges of water planning—both for water supply and water use. The City's water use demand projections are the summation of its residential water demand, CII demand, large landscape demand, potential future recycled water demands, and water losses. The City has considered the following climate change impacts in these water use projections for the 25-year planning period and in its future water supply projects presented in Chapter 6.

State

The State's water supply planning has nearly 100 years of hydrological data regarding weather and water supply. The history of rainfall data has provided a sound foundation for forecasting both the frequency and the severity of future drought conditions and the frequency and abundance of above-normal rainfall. However, changing climate patterns are expected to shift precipitation patterns and affect water supply, resulting in the need to change water use behavior. Unpredictable weather patterns will make water supply planning more challenging and increase the need for water use efficiency measures.

According to the *Draft 2024 California Climate Adaptation Strategy* (California Natural Resource Agency, 2024), climate change is already impacting State and will continue to affect it for the foreseeable future. Current and projected climate changes include increased temperatures; sea-level rise; a reduced winter

snowpack resulting in less runoff to fill reservoirs, lakes, and streams; altered precipitation patterns; increases in wildfires; and more frequent storm events. Over the long term, reducing greenhouse gas emissions can help make climate change less severe.

Climate change causes the weather to become more variable, with longer and more frequent droughts and increased periods of heavy rain and snow events. This results in an intensification of impacts on all water-related or dependent activities and systems. With higher temperatures, people and plants dry out faster, resulting in higher water demand from both households and agriculture. Higher temperatures also change the rate of chemical reactions in water and reduce water's ability to hold oxygen. These factors reduce the viability of water to support wildlife and ecosystems.

Given increased temperatures and evapotranspiration, it is expected that landscape irrigation use may tend to increase. However, this is countered by the Statewide mandate to reduce per-capita use and limit outdoor per-capita use in the coming years. These mandates will likely override any climate-related changes quantified.

Regional

Regional studies on climate change have also been prepared and summarized in the *Greater Monterey County Integrated Regional Water Management* (IRWM) *Plan* (Monterey Peninsula Water Management District, 2019). The *IRWM Plan* utilized these studies to prepare a vulnerability assessment to gauge the level of risk from each potential climate change impact in the region. High risk equals high priority, including rainfall reduction, more frequent droughts, and higher groundwater extraction, all of which were considered in the City's water use projections for this UWMP.

4.2.3 Codes and Other Considerations Used in Projections

In 2018, State Legislature established a framework centered on "Making Conservation a California Way of Life" (SWRCB, 2025) to help the State better prepare for droughts and climate change by establishing Statewide water efficiency standards and incentivizing recycled water. The resulting legislation of Senate Bill 606 and Assembly Bill 1668, along with future regulations, requires indoor, outdoor, commercial, industrial, and institutional water use goals; water loss standards; annual water budgets; and documented preparation for long-term water shortages. This section discusses the future water savings that were included in the demand projections into 2050.

Conservation Savings

As part of the demand forecast, assumptions for passive conservation savings were included in future demands. No active conservation savings were assumed. Active conservation savings refer to savings achieved directly from customers implementing various conservation incentive programs offered by the City, while passive conservation savings refer to regulatory or code-based water savings (e.g., updated plumbing fixtures, etc.). The following is a summary of the conservation savings that were estimated as part of future demand projections. Conservation estimations were subtracted from base demand projections for the final water demand forecast.

a) **Appliance Replacement.** Appliance replacement leads to passive water savings because it permanently reduces water use without requiring ongoing behavior change from the customer. Once an inefficient appliance is replaced with a high-efficiency model, the efficiency is "built in," and water savings occur automatically every time the appliance is used.
    a. **High-Efficiency Clothes Washers:** Newer clothes washers were estimated to save 2.9 gallons per person per day with an estimated replacement rate of 7%.
    b. **High-Efficiency Dish Washers:** Newer dish washers were estimated to save 0.3 gallons per person per day with an estimated replacement rate of 7%.
    c. **High-Efficiency Faucets:** Newer faucets were estimated to save 4.0 gallons per person per day with an estimated replacement rate of 7%.

d. **High-Efficiency Showerheads:** Newer showerheads were estimated to save 6.2 gallons per person per day with an estimated replacement rate of 10 %.

e. **High-Efficiency Toilets:** Newer clothes washers were estimated to save 4.9 gallons per person per day with an estimated replacement rate of 2%.

b) **Landscape Ordinances.** The Model Water Efficient Landscape Ordinance (MWELO) was adopted by the State in 2010 and amended in 2024. MWELO requires local agencies to adopt ordinances promoting efficient water use in new and rehabilitated landscapes. City Ordinance 690, Section 4, adopted July 1, 2015, sets forth the water efficient landscape regulations required by the City per MWELO. An evapotranspiration adjustment factor of 0.55 and 0.45 (reduced from the assumed 0.70) was used to estimate outdoor conservation for additional residential and CII construction respectively. Outdoor water use percentages by customer class were calculated by estimating a demand for a hypothetical minimum outdoor use month and assuming demand for this hypothetical month was total indoor use. The minimum outdoor use month was calculated using a correlation between average monthly consumption by customer class and average monthly consumption of dedicated landscape irrigation meters (assumed to have 100% outdoor usage).

c) **Non-functional Turf Ban.** Assembly Bill 1572, passed in 2023, prohibits the use of potable water for irrigation of non-functional turf (decorative grass with no other function, such as recreation) on CII properties. The ban will go into effect in 2027 through 2031 for institutional land uses (2027), commercial and industrial land uses (2028), Homeowner's Associations (2029), and properties owned by local governments in disadvantaged communities (2031). An assumed reduction of 30% in existing landscape irrigation demands for 2030 through 2050 was used to estimate conservation due to this ban.

Table 4-5 below summarizes the passive water savings projections from 2030 through 2050.

Table 4-5 Passive Water Savings Projections, AFY

OPTIONAL DWR Submittal Table 4-4 Retail: Passive Water Savings Projections
Water Code Section 10631(d)(4)(A)

Description (Codes, Standards, Ordinances, or Plans)	Passive Savings				
	2030	2035	2040	2045	2050
Appliance Replacement[1]	107	160	206	214	224
MWELO	21	104	190	191	191
Non-functional Turf Ban	0	31	38	38	39
Total Water Savings	**128**	**295**	**434**	**443**	**454**

[1]Appliance Replacement includes passive savings from the natural replacement of toilets, dishwashers, clothes washers, showerheads, and faucets with more efficient units.

4.3 Distribution System Water Loss

Urban water suppliers are required to quantify their distribution system water losses in a manner consistent with the American Water Works Association (AWWA) water system balance methodology for the most recent 12-month period available. Reporting of system losses was first required by the CWC in the 2015 UWMPs.

System water loss is the difference between water production and water consumption and represents "lost" water. AWWA categorizes distribution system losses as Apparent Losses and Real Losses, which are defined as follows:

- **Apparent Losses:** Unauthorized consumption, metering inaccuracies, and systematic data handling errors. Apparent Losses include all types of inaccuracies associated with customer metering (worn meters and improperly sized meters or wrong type of meter for the water usage profile) and systematic data handling errors (meter reading, billing, archiving, and reporting), plus unauthorized consumption (theft or illegal use).
- **Real Losses:** Physical water losses from the pressurized system (water mains and customer service connections) and storage tanks, up to the point of customer consumption (customer meter). The annual volume lost through all types of leaks, breaks, and overflows depends on frequencies, flow rates, and average duration of individual leaks, breaks, and overflows.

AWWA also defines Non-Revenue Water, which is the sum of Apparent Losses + Real Losses + Unbilled Metered Consumption + Unbilled Unmetered Consumption. This is water that does not provide revenue potential to the City. Unbilled Consumption is defined as follows:

- **Unbilled Authorized Consumption:** All consumption that is unbilled but still authorized by the City. Includes both unbilled metered and unmetered consumption typically in non-account uses, including water for firefighting and training, flushing of water mains and sewers, street cleaning, watering of municipal gardens, public fountains, or similar public-minded uses. Occasionally, these uses may be metered and billed (or charged a flat fee), but usually, they are unmetered and unbilled.

4.3.1 Previous Five Years Distribution System Losses

The City prepared required AWWA Water Audit Water Loss (Water Loss Audits) worksheets based on the best available information and in accordance with the DWR Guidelines for each of the prior five years (Appendix C). The last five years of Water Loss Audits submitted to the DWR are shown in Table 4-6.

Table 4-6 Last Five Years' Water Loss Audit Reporting

DWR Submittal Table 4-5 Retail: Water Loss Audit Reporting Water Code Section 10631(d)(3)(A)	
Reporting Period	**Submitted to DWR Water Loss Audit Program (yes/no)**
2020	Yes
2021	Yes
2022	Yes
2023	Yes
2024	Yes

4.3.2 Progress Toward Meeting the Water Loss Performance Standard

CWC Section 10608.34 requires water suppliers to provide data to determine whether the supplier will meet its State Water Board water loss performance standard. The real water loss performance standard for the City is 14.7 gallons per service connection per day (GPSCD), a 21% reduction from the State estimated baseline (18.7) GPSCD. Suppliers will be required to submit a registry of breaks, repairs, and estimates of water loss every three years, beginning in 2029 for the 2025-2027 period. Water losses for the supplied data period will be assessed compared to the performance standard. The City's real water loss currently averages about 18.8 GPSCD, according to the most recent AWWA Water Audit for CY 2024. Table 4-7 shows the City's progress towards the 2028 Water Loss Standard.

Table 4-7 Progress Towards 2028 Water Loss Standard

		Real Water Loss					Apparent Water Loss				
		State Water Board Standard		Most Recent AWWA Water Loss Audit			State Water Board Standard		Most Recent AWWA Water Loss Audit		
Public Water System ID # Reported in Submittal Table 2-1 R	Did the Water Board Calculate a Water Loss Standard for this Public Water System?	2028 Real Water Loss Standard per Unit per day	Units for Real Water Loss Drop down list	Number of Units (Connections or Miles corresponding with units selected)	Volume of Total Real Loss (from AWWA Water Loss Audit)	Real Water Loss Per Unit per Day	2028 Apparent Water Loss Standard per Unit per Day	Units for Apparent Water Loss	Number of Connections	Volume of Total Apparent Loss (from AWWA Water Loss Audit)	Apparent Water Loss Per Unit per Day
CA2710011	Yes	14.7	GPSCD	4,427	93.2	18.8	7.9	GPSCD	4,427	29.3	5.9

5 SB X7-7 Baselines and Targets

The California Water Conservation Act of 2009, also known as SB X7-7 (Chaptered February 3, 2010), required water agencies to reduce per-capita water use by 20 percent by the year 2020 (also known as 20x2020). Chapter 5 demonstrates that the City has complied with the requirements of SB X7-7.

5.1 SB X7-7 Baselines and 2020 Targets

SB X7-7 required urban water suppliers to establish a per capita water use target for 2020 to be calculated by using one of four methods:

- **Method 1:** The per capita water use that is 80% of the urban retail water supplier's baseline per capita daily water use using a 10-year average starting no earlier than 1995.
- **Method 2:** The per capita daily water use that is estimated using the sum of several defined performance standards. This method requires quantifying the landscaped area and the baseline CII use.
- **Method 3:** 95% of the applicable state hydrologic region target, as set forth in the DWR Guidebook.
- **Method 4:** A provisional method that was developed by DWR that develops the target based on indoor residential, CII, outdoor, and water loss components.

The City selected to use Method 3, which calculated its 2020 urban water use target as 117 GPCD. The City of Soledad is in the Central Coast Region, which has a 2020 regional target of 123 GPCD. The 117 GPCD target is 95 percent of the regional target.

5.1.1 Calculating Population and Gross Water Use

To assess compliance with the 2020 water use target in GPCD, the City's population and gross water use as defined in CWC Section 10608.12 and were compared to the SB X7-7 target.

To calculate the 2020 GPCD, gross water was used. The City does not currently deliver recycled water within its service area, does not export domestic water to another urban retail supplier, does not deliver water for agricultural use, and does not have a substantial percentage of industrial water use. Therefore, there are no exceptions to be taken into consideration when calculating the City's gross water use. The City's total allowable gross water use for 2020 target compliance is 117 GPCD.

5.2 Reporting Requirements for Retail Suppliers

Urban water retail suppliers are required to report on their SB X7-7 progress to identify if they met their 2020 urban water use target pursuant to CWC Section 10631.

5.2.1 Supplier Met 2020 Target in 2020

The City met their 2020 target as reflected in Table 5-1 below, which includes their 2020 target value and 2020 Actual GPCD.

The City was not a part of a merger or consolidation and was not a part of an SB X7-7 Regional Alliance target.

Table 5-1 SB X7-7 2020 Target Progress

DWR Submittal Table 5-1 Retail: SB X7-7 2020 Target Progress Water Code Section 10608.40				
Was Supplier part of a merger or consolidation since 2020?	**Regional Alliance Target or Individual Target?**	**2020 Target**	**Actual 2020 GPCD**	**Did Supplier Achieve Targeted Reduction for 2020?**
No	Individual Target	117	114	Yes

6 Water Supply Characterization

The UWMP Act requires a description and quantification of the current and projected sources of water available to the City, in addition to a discussion of potential uses and availability of the recycled water.

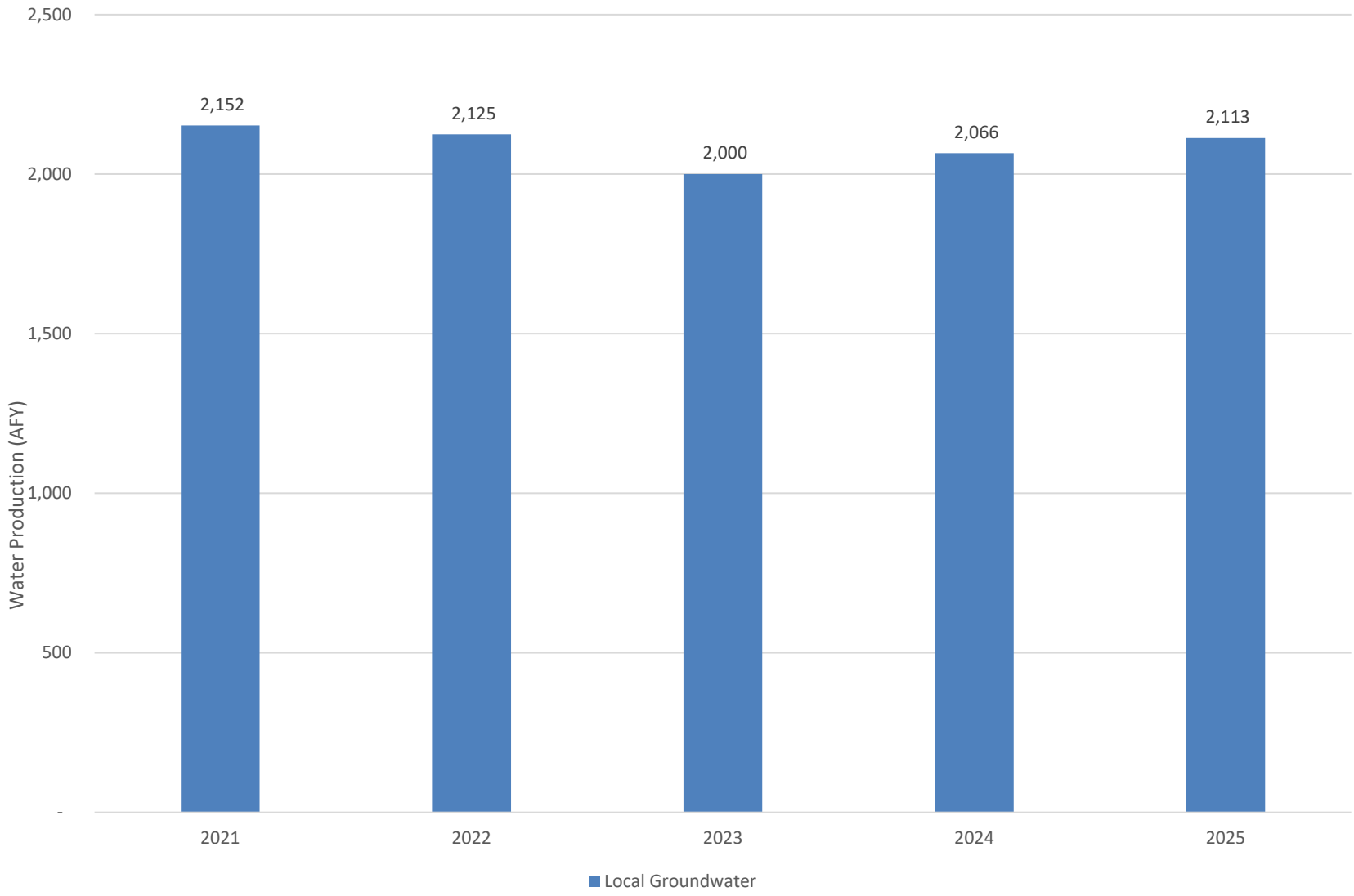
This chapter provides an overview of the City's water sources, current and projected supply, wastewater services and available recycled water, other water source opportunities, future water supply projects, and climate change impacts on water supply.

6.1 Water Supply Analysis

The City's main source of water supply is groundwater from the Basin Fill Aquifer within the Forebay Aquifer Subbasin (Forebay Subbasin) in the Salinas Valley Groundwater Basin (Basin). A detailed description of the City's groundwater source is provided under Section 6.2.2.

Through 2025, the City's total water supply to meet demands has been 100% groundwater. The City's water supply portfolio is projected to incorporate the use of 165 AF of recycled water by 2030, increasing to 248 AF by 2040, for non-potable irrigation uses. These amounts represent 9% of total projected water demand. The balance of projected demand in all years is for drinking water, supplied by local groundwater, as shown in Table 6-1 and Figure 6-1.

Figure 6-1 City's Historical Water Production (2021 – 2025)



6.2 Water Supply Characterization

6.2.1 Purchased or Imported Water

The City currently uses local groundwater as the sole source of water supply and does not purchase or import water from any other water suppliers or entities.

6.2.2 Groundwater

Groundwater has historically been the sole source of supply for the City. The City operates five groundwater wells which all extract groundwater from the Basin Fill Aquifer which is the sole aquifer within the Forebay Subbasin, as shown in Figure 6-2.

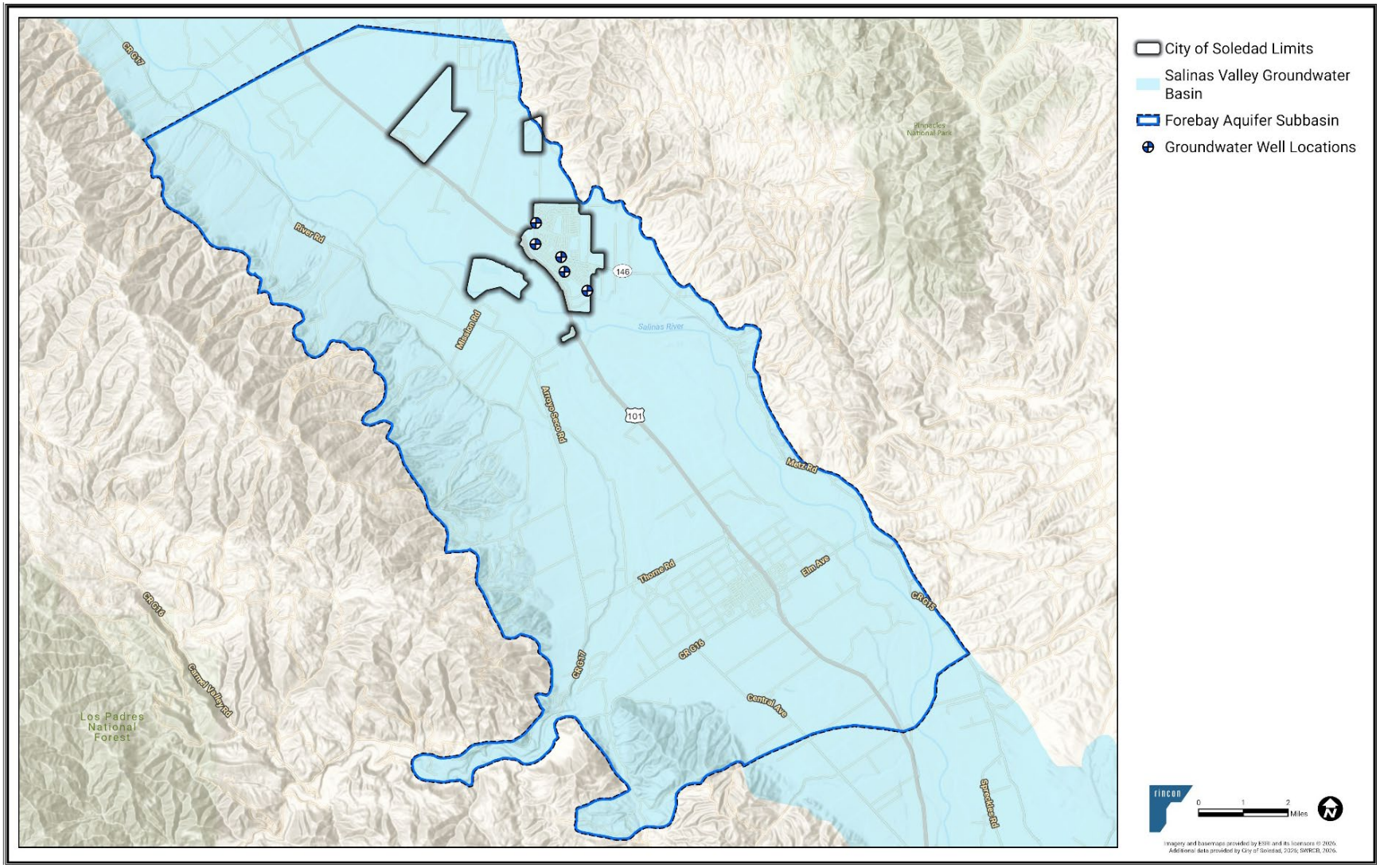
Groundwater Basin Description

The City is located within the DWR-designated Subbasin (No. 3-004.04) which is classified as a medium-priority basin under the Sustainable Groundwater Management Act (SGMA). Medium-priority basins are those that present a moderate risk of adverse impacts from groundwater use based on statutory criteria as described under SGMA. SGMA is a Statewide framework enacted in 2014 that requires local agencies in designated groundwater basins to plan for and achieve long-term groundwater sustainability through local management with State oversight.

The Forebay Subbasin is managed under SGMA by two Groundwater Sustainability Agencies (GSAs), the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) and the Arroyo Seco Groundwater Sustainability Agency (ASGSA). The two GSAs jointly prepared and implement a single Forebay Subbasin Groundwater Sustainability Plan (*2022 GSP*), which was adopted in 2022 and approved by DWR in 2023. The Forebay Subbasin is not adjudicated, and no alternative plans have been submitted. The City is a member of the SVBGSA through a Joint Powers Authority and participated in the development of the GSP. A discussion of the Forebay Subbasin in relation to other groundwater planning documents is included later in this section.

The Forebay Subbasin encompasses approximately 94,000 acres in central Monterey County and is bounded by the Gabilan Range to the east and the Sierra de Salinas to the west within the Salinas Valley. The Salinas River flows through the Forebay Subbasin and, together with its major tributary, the Arroyo Seco River, provides important groundwater recharge. As such, the Forebay Subbasin is characterized by relatively shallow groundwater depths and strong hydraulic connection with the Salinas River and tributaries. The Basin Fill Aquifer is identified as the primary water-bearing unit used for groundwater supply, in which groundwater pumped from wells provides potable water supply to the City, as well as providing water for agricultural land uses (SVBGSA, 2022). As discussed in the Forebay Subbasin's *2026 Annual Report*, the Basin Fill Aquifer is conceptualized as a shallow hydrogeologic unit composed primarily of sandy, water-bearing alluvial deposits. In some locations, this unit may be hydraulically connected to deeper aquifer systems present in adjacent subbasins, including the neighboring 180/400-Foot Aquifer Subbasin, which includes groundwater-bearing units extending to depths of several hundred to over 1,000 feet. The Annual Report notes that discrepancies exist in the literature regarding the depth, extent, and vertical connectivity of the Basin Fill Aquifer, and identifies this uncertainty as a data gap to be addressed through future studies (SVBGSA, 2026).

Figure 6-2 Salinas Valley Groundwater Basin and Forebay Aquifer Subbasin



Current Groundwater Conditions

The sections below present a summary of the current groundwater conditions associated with groundwater levels and water quality as reflected in recent reports. Groundwater levels underlying the City are monitored as part of the Forebay Subbasin's representative monitoring site (RMS) network implemented by the SVBGSA under SGMA. This network includes groundwater level monitoring wells located within and adjacent to the City that are used to assess Forebay Subbasin-wide groundwater elevation trends, storage conditions, and interconnected surface water conditions. Groundwater quality in the City's municipal supply wells is monitored through the SWRCB Division of Drinking Water programs and summarized annually in the City's Annual Water Quality Report, also referred to as the Consumer Confidence Report (CCR). Information from these monitoring programs provides the basis for the groundwater conditions described in this UWMP and are described below.

Groundwater Levels

Monitoring data indicates that groundwater levels within the Forebay Subbasin, including the area underlying the City, exhibit inter-annual variability associated with climatic conditions, with declines typically occurring during drier periods and recovery observed following wetter years. During the most recent reporting period, groundwater elevations declined modestly in response to dry-normal conditions but remained above established minimum thresholds across the Forebay Subbasin, and no undesirable results were identified under SGMA sustainability criteria. Groundwater storage decreased during the reporting year but remained above the measurable objectives identified in the *2022 GSP*, reflecting managed groundwater conditions consistent with sustainability targets. Total groundwater extraction remains within the management context established by the *2022 GSP*, with agricultural uses accounting for the majority of pumping and municipal groundwater use by the City and the City of Gonzales representing approximately 5% of total Forebay Subbasin extraction (SVBGSA, 2026).

Water Quality

Groundwater quality conditions within the Subbasin are described in the *2022 GSP* and subsequent annual reports, including the Forebay Subbasin's recent *2026 Annual Report*. Basin-wide monitoring indicates that groundwater quality in the Forebay Subbasin is generally suitable for municipal and agricultural uses and is influenced primarily by naturally occurring constituents associated with alluvial groundwater systems and by land uses within this long-standing agricultural region. Constituents historically monitored at the Subbasin scale include nitrate, arsenic, chromium, salinity-related indicators, and other inorganic parameters commonly found in groundwater. While some constituents have been detected at concentrations that warrant continued monitoring, the *2022 GSP* and *2026 Annual Report* identify no Forebay Subbasin-wide drinking water quality exceedances that would preclude continued groundwater use, and groundwater quality management within the Forebay Subbasin is addressed through monitoring programs and coordinated implementation of SGMA requirements (SVBGSA, 2022, and SVBGSA, 2026). The City's municipal wells are located within this Forebay Subbasin and are subject to the same Basin-scale groundwater quality conditions described above.

Consumer Confidence Report

The City prepares and distributes an *Annual Water Quality Report* (City of Soledad, 2025a), in compliance with the federal Safe Drinking Water Act and California Health and Safety Code requirements for public water systems. Groundwater quality conditions for the City are characterized by monitoring data collected from the City's five active municipal groundwater wells.

As reflected in the City's *2025 CCR*, based on testing conducted during the reporting period, groundwater produced from City wells complied with all applicable federal and State primary drinking water standards, and no Maximum Contaminant Levels (MCLs), treatment technique requirements, or action levels were exceeded. Regulated inorganic constituents commonly associated with groundwater supplies in agricultural regions, including nitrate, arsenic, chromium, perchlorate, uranium, and selenium, were

detected at concentrations well below their respective MCLs. Disinfection byproducts, including total trihalomethanes (TTHMs) and haloacetic acids (HAA5), were also present at low concentrations and remained substantially below regulatory limits (City of Soledad, 2025a).

Lead and copper sampling conducted at representative customer taps indicated no exceedances of the action levels, with no sampling locations above the action level for either constituent during the reporting year. Secondary (aesthetic) constituents such as total dissolved solids, chloride, sulfate, iron, manganese, turbidity, and specific conductance were likewise below secondary MCLs. In addition, per- and polyfluoroalkyl substances (PFAS) were not detected during unregulated contaminant monitoring. While certain naturally occurring constituents (such as arsenic and chromium) were detected at concentrations above their respective Public Health Goals (PHGs), which are non-enforceable advisory benchmarks, the City's groundwater supply remained in full compliance with all enforceable drinking water standards (City of Soledad, 2025a). Accordingly, groundwater quality conditions do not present a constraint on current or projected municipal groundwater use, and no treatment modifications or corrective actions were required during the reporting period.

Relationship to Other Groundwater Planning Documents

In addition to SGMA, groundwater management in the Salinas Valley is guided by several regional and basin-wide planning efforts developed through coordination among the SVBGSA, the Monterey County Water Resources Agency (MCWRA), individual Subbasin GSAs, and stakeholders. As a member of the SVBGSA, the City coordinates with these agencies to support sustainable groundwater conditions consistent with SGMA and applicable regional management frameworks.

Monterey County Groundwater Management Plan

In 2006, the MCWRA prepared a *Groundwater Management Plan* (GMP) compliant with AB 3030 and SB 1938 (MCWRA, 2006). The GMP provides a basin-wide overview of groundwater conditions and identifies management objectives and implementation elements for the Basin. Management objectives and strategies described in the plan include overdraft avoidance, sustainable yield, groundwater quality protection, and integrated approaches such as conjunctive use, recharge, recycled water use, and regional coordination to support long-term groundwater sustainability.

MCWRA owns and operates Nacimiento and San Antonio Reservoirs, which play a key role in basin management by capturing excess winter flows and releasing water to the Salinas River during the summer months to support groundwater recharge and water supply reliability. Since implementation of the Salinas Valley Water Project in 2010, reservoir operations have been modified to increase summer flows in the Salinas River. These releases have enhanced groundwater recharge, reduced groundwater pumping pressures, and contributed to mitigation of seawater intrusion in downstream subbasins. Increased releases from Nacimiento Reservoir are estimated to have increased average annual recharge to the Forebay Aquifer Subbasin by approximately 18,000 AF.

Salinas Valley Integrated Sustainability Plan

While SGMA requires that GSPs be prepared for individual subbasins, groundwater management in the Salinas Valley is inherently interconnected. Conditions and management actions in one subbasin may affect other subbasins across the Basin. To address this interdependence, the SVBGSA developed the *Salinas Valley Integrated Sustainability Plan* (ISP).

The ISP provides a basin-wide framework that integrates sustainable management criteria, projects, management actions, and monitoring programs across the Salinas Valley with the goal of achieving groundwater sustainability by 2040. Each of the six Subbasin GSPs are coordinated with and consistent with the ISP, ensuring that subbasin-specific actions collectively support basin-wide sustainability objectives. The ISP therefore functions as a coordinating framework to align Subbasin GSPs' implementation and regional groundwater management efforts throughout the Salinas Valley.

Past Five Years Groundwater Pumping

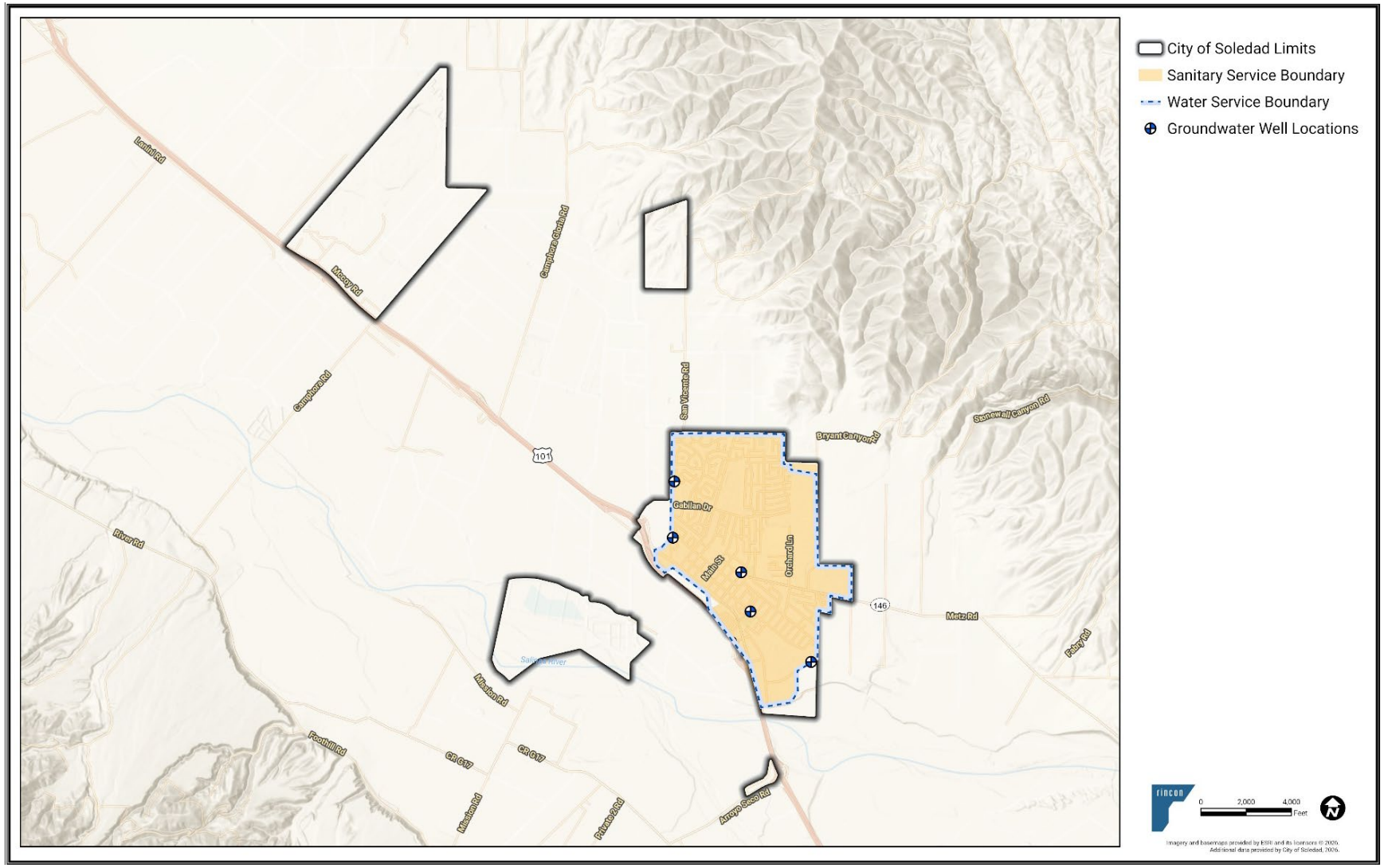
The City operates and maintains five active municipal groundwater wells located throughout the water service area —Wells 6, 7, 9, 10, and 11 with locations shown in Figure 6-3. The combined existing supply capacity for the five active groundwater wells is approximately 4,788 gpm resulting in 6,917 AFY (City of Soledad, 2019). The firm capacity of these wells, designated as the total capacity when the highest producing well is out of service, is approximately 3,260 gpm resulting in 5,258 AFY. Potable water demand is not expected to exceed 3,048 AFY (see Table 4-3), therefore the City's groundwater wells can meet both existing and forecasted demands.

The volume of groundwater pumped by the City over the past five years is summarized in Table 6-1. Historically, the Basin Fill Aquifer within the Forebay Subbasin has adequately met the City's water demands, and it is anticipated that the Forebay Subbasin will adequately meet the City's water demands in the future.

Table 6-1 Groundwater Volume Pumped Past Five Years, AFY

DWR Submittal Table 6-1 Retail: Groundwater Volume Pumped Water Code Section 10631(4) and 10631(4)(c)							
Groundwater Type	Water Type	Location or Basin Name	2021	2022	2023	2024	2025
Alluvial Basin	Potable	Salinas Valley Groundwater Basin, Forebay Aquifer Subbasin	2,152	2,125	2,000	2,066	2,113
Total			**2,152**	**2,125**	**2,000**	**2,066**	**2,113**

Figure 6-3 City of Soledad Groundwater Well Locations



6.2.3 Surface Water

At the time of preparation of the 2025 UWMP, and consistent with previous UWMPs, the City does not use surface water as part of its water supply.

6.2.4 Stormwater

Through 2025 and consistent with previous UWMPs, the City does not use stormwater as part of its water supply. However, the City collects stormwater in sumps throughout the City, which helps to replenish the groundwater aquifer, but this form recharge is not included in the City's supply calculations.

6.2.5 Wastewater and Recycled Water

Wastewater collection, treatment, and reuse are central to a resilient and integrated water management approach. Well-managed wastewater systems protect public health and maintain water quality, while continued advances in treatment technologies have expanded reuse opportunities and improved economic feasibility. As public acceptance grows and technology evolves, recycled water is becoming an increasingly important component of local water supply portfolios. Recycled water represents a reliable, drought resistant resource that enhances supply flexibility during periods when traditional sources decline. By supplementing existing supplies, recycled water can reduce dependence on imported water and help alleviate pressure on limited groundwater resources within the City's service area and across the broader region.

Recycled Water Coordination

The City is the sole agency responsible for the collection, treatment, and disposal of wastewater within the City's service area. Therefore, coordination of treatment and use of recycled water remains solely with the City.

Wastewater Collection, Treatment, and Disposal

Wastewater Collected within Service Area

Wastewater generated within the City's water service area is conveyed to the City's WRF where it is combined with wastewater from two state prison facilities under the California Department of Corrections (CDCR), a small housing complex south of the CDCR outside of the City limits, and a nearby agricultural processing facility on Camphora-Gloria Road outside the City limits. These additional wastewater sources are not a part of the City's water service area, however, are included in the wastewater service area (see Section 3.4.1 for additional details).

The CDCR operates and maintains its own sanitary sewer collection system, which includes a bar screen for de-ragging upstream of a pump station. The CDCR pump station pumps wastewater into an 18-inch force main that crosses under Hwy 101 and eventually transitions to a gravity sewer main just north of the City's WRF, where the wastewater undergoes treatment. Wastewater treatment is also provided to the other two entities, whose wastewater is also funneled through the 18-inch force main, downstream of the CDCR pump station.

Through an earlier extraterritorial agreement with the Local Area Formation Commission (LAFCO), the City provides wastewater treatment services to Camphora Apartments, a small, lower-income housing complex owned by Eden Housing. Camphora Apartments operates and maintains an onsite pump station that transfers wastewater through a four-inch force main that connects to the 18-inch force main on the west side of Hwy 101.

Wastewater produced by the agricultural processing facility on Camphora-Gloria Road also joins the City's 18-inch force main through a separate four-inch force main connection downstream of the Camphora force main connection.

The total amount of wastewater collected from the City's sanitary sewer collection service area was approximately 2,819 AF in 2025 (Table 6-2). This includes wastewater collected from properties within the main City limit boundary, as well as from the CDCR sanitary sewer collection system, the agricultural processing facility, and Camphora Apartments.

Table 6-2 Wastewater Collected within the Service Area in 2025, AF

DWR Submittal Table 6-2 Retail: Wastewater Collected Within Service Area in 2025 Water Code Section 10633(a)				
100%	Percentage of 2025 service area served by wastewater collection system			
100%	Percentage of 2025 service area population served by wastewater collection system			
Wastewater Collection			Recipient of Collected Wastewater	
Name of Wastewater Collection Agency	Wastewater Volume Metered or Estimated?	Volume of Wastewater Collected from UWMP Service Area 2025	Name of Wastewater Treatment Plant (WWTP) and Place ID Number	Is WWTP Located Within UWMP Area?
City	Metered	2,819	City Wastewater Treatment Plant, Place ID 256483	Yes
Total Wastewater Received from UWMP Service Area in 2025:		**2,819**		

Notes:

The City's UWMP wastewater service area includes properties within the main City limit boundary, CDCR sanitary sewer collection system, and two areas outside of City limit boundaries which includes an agricultural processing facility and Camphora Apartments (apartment complex).

Wastewater Treatment and Discharge within Service Area

The City transports wastewater through three separate gravity mains to the WRF located one mile southwest of the City. The WRF is a Title 22 Tertiary facility with a treatment capacity of 5.5 MGD. The WRF treats wastewater collected from the City's service area and from the CDCR pump station, as described earlier.

Due to safety and security concerns with wastewater collected from the CDCR, pretreatment, in the form of a bar screen for de-ragging, occurs at the CDCR pump station prior to entry into the 18-inch force main. Following pretreatment, wastewater from the CDCR is combined with wastewater from the City's gravity mains upon entering the WRF headworks, and the combined flow receives primary, secondary, and tertiary treatment. The primary treatment involves perforated plate screening and vortex grit removal. The secondary treatment utilizes four-phase biological nutrient removal processes and clarification, while the tertiary treatment includes flocculation to remove any remaining suspended solids plus compressible media (Fuzzy Filter) filtration, followed by ultra-violet (UV) treatment for disinfection purposes. The sludge produced from the treatment of the wastewater also receives residual treatment, which involves stabilization and screw press dewatering. The WRF currently produces Title 22 quality water that can be utilized as recycled water. The City is currently constructing conveyance infrastructure to connect the WRF to the City (Section 6.2.6). All treated wastewater not reused as a part of the treatment process is currently percolated into the ground through the City's rapid infiltration basins. The City's treatment and discharge of wastewater is summarized in Table 6-3.

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Table 6-3 Wastewater Treatment and Discharge Within the Service Area in 2025, AF

DWR Submittal Table 6-3 Retail: Wastewater Treatment and Outcomes Within UWMP Service Area in 2025 Water Code Section 10633(a)														
				2025 Outcomes of Treated Wastewater										
				Water Recycled Within UWMP Service Area		Water Recycled Outside of UWMP Service Area		Effluent Discharge that is not a Permitted Recycled Water Use		Required Discharge for Instream Flow		Delivered to Another Entity for Additional Treatment		
Wastewater Treatment Plant Name and Place ID Number	Does This Plant Treat Wastewater Generated Outside the UWMP Service Area?	2025 Volume of Wastewater Received from UWMP Service Area	Total 2025 Volume of Water Treated	Treatment Level	Volume	Treatment Level	Volume	Treatment Level	Volume	Treatment Level	Volume	Treatment Level	Volume	Name of other entity
City Wastewater Treatment Plant, Place ID 256483	Yes	2,819	2,819	N/A	0	N/A	0	Tertiary	2,601	N/A	0	N/A	0	N/A
Total		**2,819**	**2,819**		**0**		**0**		**2,601**		**0**		**0**	

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6.2.6 Recycled Water System

Currently, all treated effluent from the WRF is disposed of via rapid infiltration basins. This water percolates back into the aquifer, serving as a source of groundwater recharge. DWR guidelines stipulate incidental recharge from treated wastewater effluent disposal in percolation ponds is not counted as groundwater recharge or recycled water use; therefore, this disposal volume is not included in the recycled water use projections. Currently, the WRF is the only user of the recycled water produced. Onsite uses include fire suppression and process water.

In 2010, the City completed an upgrade of its WRF to meet the tertiary treatment requirements outlined in the Central Coast RWQCB Order WRR R3-2008-0042. This Order required the City to upgrade the WRF to meet Title 22 of the State Code regarding the production of recycled water. Construction included an upgrade to 5.5 MGD, with a plan to provide tertiary treated water for agricultural, recreational, and urban landscape irrigation areas.

In 2023, the City secured $16.6 million in funding from the DWR Urban Community Drought Relief Grant Program (UCDR) to complete their Recycled Water Conveyance Project (RW Conveyance Project), which will enable delivery of recycled water to schools and parks within the City limits that are currently being irrigated with potable water. The RW Conveyance Project will include constructing a new recycled water booster pump station and associated facilities, approximately five miles of 4-inch diameter to 12-inch diameter pressurized recycled water pipeline and appurtenances and retrofitting landscape irrigation systems at approximately twenty schools and parks within the City.

6.2.7 Recycled Water Beneficial Uses

Current and Planned Uses of Recycled Water

There are no current users of recycled water within the City's main boundary limit, however following the completion of the RW Conveyance Project, recycled water is planned for use as irrigation for schools and parks. Turf irrigation is typically one of the highest uses of water in the City and was chosen as the preferred candidate for conversion from potable to recycled irrigation water. City parks and schools use up to 231 AFY (75 million gallons) for turf irrigation alone (City of Soledad, 2025b).

The City is currently slated to meet (and possibly exceed) 165 AFY of recycled water deliveries, which is the minimum required amount under the UCDR Grant Program Funding obligation. Future development in the City will also include the construction of new parks and schools. The *Miramonte Specific Plan* development identifies an additional 2,392 housing units connected to the City water system by approximately 2040 (City of Soledad, 2018). These additional connections are an increase of roughly 50% of the City's current total water demand. Using an extrapolated 50% increase in recycled water, the annual recycled water demand in 2040 and 2045 is expected to be approximately 248 AF.

Annual projections for the City's recycled water use are summarized in Table 6-4. For planning purposes, the projected recycled water volume in Table 6-4 would help offset a significant amount of the projected landscaping demand summarized previously in Chapter 4, Table 4-3. A complete analysis of potential future recycled water use demands will be developed in the future.

The City WRF was updated to a capacity of 5.5 MGD to serve development outside of the current City limits. A few, but not all, of the development applications have subsequently expired, leaving the City's WRF with significant excess capacity available. This excess capacity could be utilized as a potential regional WRF should the City of Greenfield or the City of Gonzales need additional or higher-level wastewater treatment capacity or seek to pursue access to recycled water.

Table 6-4 Recycled Water Direct Beneficial Uses within the Service Area, 2025–2050 (AF)

DWR Submittal Table 6-4 Retail: Recycled Water Direct Beneficial Uses Within Service Area Water Code Section 10633 (c)(e)									
Name(s) of Facility/ies Producing (Treating) the Recycled Water: City Wastewater Treatment Plant, Place ID 256483									
Name of Supplier Operating the Recycled Water Distribution System: City									
Supplemental Water Added in 2025 (volume) Include units: 0									
Source of 2025 Supplemental Water: N/A									
Use Type	Water Type (after treatment if treated)	Additional Information (as needed)	2025	2030	2035	2040	2045	2050 (opt)	Potential Recycled Water Use Volume
Landscape irrigation (exc golf courses)	Non-Potable	Irrigation for City-owned properties (parks, sports fields, etc.)	0	165	165	248	248	248	165-248
Total			**0**	**165**	**165**	**248**	**248**	**248**	**195-293** **165-248**

Planned Versus Actual Use of Recycled

The City does not currently utilize any recycled water to offset potable water use. The slower than anticipated development of local recycled water infrastructure explains the difference in recycled water volume projected for 2025 in the 2020 UWMP and the actual use in 2025. This difference is shown in Table 6-5.

Table 6-5 2020 UWMP Recycled Water Use Projection Compared to 2025 Actual, AF

DWR Submittal Table 6-5 Retail: 2020 UWMP Recycled Water Use Projection Compared to 2025 Actual Water Code Section 10633 (e)		
Use Type	2020 Projection for 2025	2025 Actual Use
Landscape irrigation (exc golf courses)	49	0
Total	**49**	**0**

Actions to Encourage and Optimize Future Recycled Water Use

Recycled water will be used for landscape irritation, including parks, ball fields, and school district open space.

The City continues to identify and support actions to expand future recycled water use. Table 6-6 lists these actions to encourage recycled water use and the expected increase in use.

Table 6-6 Methods to Encourage Future Recycled Water Use, AFY

DWR Submittal Table 6-6 Retail: Methods to Encourage Future Recycled Water Use Water Code Section 10633 (f)			
Name of Action	**Description**	**Planned Implementation Year**	**Expected Increase in Recycled Water Use**
Establish Recycled Water Distribution System	Connect recycled water distribution system to City parks and schools	2025-2035	165
New Development Recycled Water Infrastructure	Planned phased development to expand recycled water distribution system to irrigation parks, parkways, and open spaces	2040-2050	83
Regulatory Relief	Ease regulations to install recycled water infrastructure	2040-2050	5
Regional Planning	Regionalize recycled water planning for collaboration and cost benefits	2040-2050	5
Long-Term Contracts	Advantages for long-term recycled water contracts	2040-2050	5
Rate Discounts	Financial program to incentivize recycled water use	2040-2050	5
Total			268

6.3 Desalinated Water Opportunities

The groundwater under the City is not brackish in nature and does not require desalination. The City's groundwater source is expected to adequately meet the long-term supply needs of the City in the future, and as such, transport of desalinated water is not expected to be necessary.

6.4 Water Exchanges and Transfers

There are currently no known exchanges, transfers, or interties that exist between the City and any other water system.

6.5 Future Water Projects

Development of new water projects and improvements to existing infrastructure are incorporated in the City's Capital Improvement Program (CIP). The City's most recent CIP includes approximately $27.45 million in planned water system capital improvements over the five-year period, addressing infrastructure rehabilitation, system reliability, supply planning, and distribution system replacement (City of Soledad, 2025b).

Water projects identified in the *2025-2026 CIP* include:

- **Water Distribution Pipeline Replacements:** Extensive replacement of aging water mains throughout the City, including projects on Alder and Acacia Streets, Oak Street, Walker Drive, Major Avenue, Vineyard Drive, Pine Street, 1st through 7th Streets, and 5th-6th Street corridors. These projects represent the largest share of planned water expenditures and are intended to improve system reliability and reduce leaks and failures.
- **Well and Storage Infrastructure Improvements:** Planned projects include well rehabilitation and upgrades, a new additional well study, tank rehabilitation, and improvements at the La Cuesta storage facility. Together, these investments are aimed at maintaining water supply capacity, extending asset life, and supporting long-term groundwater reliability.
- **System Reliability and Operations Upgrades:** SCADA upgrades, installation of emergency generators at water distribution facilities, valve and fire hydrant replacement, flow and pressure testing, and a dedicated meter testing station. These projects are intended to improve operational control, emergency preparedness, and compliance with system performance standards.
- **Metering and Fleet Support:** The program includes major multi-year investments in water meter replacement, as well as purchase of maintenance vehicles and equipment (e.g., dump truck, backhoe, vacuum truck) to support ongoing water system operations.
- **Planning and Policy Support:** Allocates funding for preparation of an updated Water Master Plan, ensuring that future capital decisions are guided by updated system analysis and growth projections.

Water system improvements identified in the City's CIP are generally consistent with the recommendations of the City's *2019 Water Master Plan*, which evaluated long-term supply, storage, and distribution system needs. The *2019 Water Master Plan* identified several high-priority system improvements intended to maintain operational reliability and defer the need for new water supply development. These include upgrades to under-performing groundwater wells, including Well 7, Well 10, and Well 11, which would improve production capacity and reduce reliance on new well construction to meet near-term demand. The Plan also identifies a potential future need for an additional well in Zone A to offset a projected 500 gpm water supply deficit associated with the *Miramonte Specific Plan* at buildout. This future well, with an estimated capacity of 500 gpm or greater (approximately 807 AFY), is considered a low-priority project pending annexation and development and is included in Table 6-7.

In addition, the *2019 Water Master Plan* evaluated storage capacity and distribution system performance under buildout conditions. Storage capacity was found to be adequate in all pressure zones, and no new storage facilities are currently recommended. While the Plan identifies numerous distribution system improvements, including water main replacements and fire hydrant upgrades—as high-priority infrastructure investments, these projects are not considered water supply projects because they do not increase the volume of water available to the City. Instead, they are intended to improve system reliability, fire protection, and operational efficiency and are therefore appropriately addressed through the City's CIP rather than as supply augmentation measures in this UWMP.

Table 6-7 Expected Future Water Supply Projects or Programs, AFY

DWR Submittal Table 6-7 Retail: Expected Future Water Supply Projects or Programs Water Code Section 10631 (f)						
Name of Future Projects or Programs	Joint Project with other suppliers?	Additional Description (as needed)	Water Type (after treatment if treated)	Planned Implementation Year	Planned for Use in Year Type[1]	Expected Increase in Water Supply to Supplier
Well 7, 10, and 11 Upgrades	No	Supply sufficiency and energy efficiency	Potable	2025-2029	All year types	
New Well Construction – Future Project	No	New well in Zone A with a capacity of 500 gpm or greater	Potable	2036 (Pending annexation and construction at Miramonte)	All year types	807
Recycled Water Distribution System	No	Connect and expand existing development to recycled water and phase in new development to recycled water	Non-Potable	2040	All year types	248[2]

Notes:

[1]Year type is defined as average year, single dry year, and multiple-dry years.

[2]For conservative planning purposes, the expected increase to the water supply due to the construction of the recycled water distribution system is equal to the projected landscape irrigation demand by 2050.

6.6 Summary of Existing and Planned Sources of Water

The City's groundwater supply has been sufficient to meet the City's historical demands. Table 6-8 summarizes the total amount of groundwater pumped in 2025. To meet growing demand for new development not yet annexed into the City's sphere of influence, new groundwater wells will have to be constructed and paid for by future development applicants.

The City provides water service through a system of municipal wells, water treatment, aboveground storage, and distribution pipes, which provide water to areas within the main City limit boundary area. The City has sufficient water capacity for all areas within the existing city limits and within areas designated for growth (expansion areas) by the *2005 General Plan*. Specifically, the *2019 Water Master Plan* indicates that an average daily demand of approximately 3,190 gpm would be required to serve existing and new development proposed in the *Miramonte Specific Plan*. This demand falls within the system's total firm capacity of 3,260 gpm (City of Soledad, 2019). The City has been proactive with respect to improving and developing its water supply system and continues to construct new wells in advance of demand from growth/development areas.

Projected water supply available through 2050 is shown in Table 6-9. The City intends to continue to use groundwater as the sole source of potable supply. The City's projected supply continues to be well within the annual sustainable yield of the Forebay Subbasin, which is estimated to be 148,000 AFY. Recycled water will begin delivery for irrigation uses by the end of 2026, increasing in years 2040 through 2050 if Miramonte is developed and built out.

Table 6-8 Water Supplies – 2025 Actual, AF

DWR Submittal Table 6-8 Retail: Water Supplies — 2025 Actual Water Code Section 10631 (b)			
		2025	
Water Supply	Additional Description	Water Type (after treatment if treated) (OPTIONAL)	Actual Volume
Groundwater (not desalinated)	Salinas Valley Groundwater Basin, Forebay Aquifer Subbasin, Forebay Subarea	Potable	2,113
Recycled Water	City's WRF	Non-Potable	0[1]
Subtotal Potable			2,113
Subtotal Non-Potable			0
Total			**2,113**

Notes:

[1] Currently, recycled water produced at the WRF is used onsite for fire suppression and process water; however, this water is not metered and therefore is not included in this table.

Table 6-9 Water Supplies – Projected to 2050, AFY

DWR Submittal Table 6-9 Retail: Water Supplies — Projected Water Code Section 10631 (b)							
			Projected Water Supply (Report to the Extent Practicable)				
			2030	2035	2040	2045	2050 (opt)
Water Supply	Additional Detail on Water Supply	Water Type (after treatment if treated)	Reasonably Available Volume	Reasonably Available Volume	Reasonably Available Volume	Reasonably Available Volume	Reasonably Available Volume
Groundwater (not desalinated)[1]		Potable	5,258	5,258	6,065	6,065	6,065
Recycled Water		Non-Potable	165	165	248	248	248
Subtotal Potable			5,258	5,453	6,065	6,065	6,065
Subtotal Non-Potable			165	165	248	248	248
Total			**5,423**	**5,423**	**6,313**	**6,313**	**6,313**

Notes:

[1]Reasonably available groundwater volume is projected as the firm capacity (the total capacity when the largest unit is out of service) of the five existing wells, with the planned addition of a new well with a capacity of 803 AF or greater in 2036 (see Table 6-7). The development of this well is pending annexation and construction at Miramonte, and may not occur by 2036, however is included in total reasonably available groundwater volume starting in 2040.

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6.7 Climate Change

Climate change is driven by increasing concentrations of carbon dioxide and other greenhouse gases (GHG) that cause an increase in temperature and stress natural systems, such as oceans and the hydrologic cycle. The State faces the prospect of significant water management challenges related to climate change and is already experiencing a wide array of effects. Impacts that are currently occurring and that are projected to continue include increased temperatures, sea level rise, water quality degradation, a reduced winter snowpack, and altered precipitation patterns, including longer seasonal dry periods and more frequent and intense storm events.

The *2022 GSP* identifies climate change as a key source of uncertainty and structural change in groundwater and surface water budgets, affecting both the magnitude and timing of inflows and outflows. These impacts are evaluated through projected water budgets for 2030 and 2070 using the Salinas Valley Operational Model (SVOM) with DWR-recommended climate change assumptions as reflected in Table 6-10 below. Table 6-11 provides the projected sustainable yields (SVBGSA, 2022).

Based on these projections, the general conclusion is that the Forebay Subbasin can be managed within its sustainable yield in the future. The projected water budgets can be interpreted as most likely future conditions; however, there is inherent uncertainty associated with using climate scenarios.

Table 6-10 Groundwater Budget for Projected Climate Change Conditions

Groundwater Budget – Forebay Aquifer Subbasin	2030 (AFY)	2070 (AFY)
Groundwater Pumping	-171,500	-181,200
Net Stream Exchange	103,200	105,700
Deep Percolation	53,100	57,500
Net Flow to Eastside Aquifer Subbasin and 180/400-Foot Aquifer Subbasin	-3,100	-2,800
Net Flow From Outside Areas and Upper Valley Aquifer Subbasin	2,600	2,800
Groundwater Evapotranspiration	-33,900	-35,100
Net Storage Gain or Loss	0	0

Table 6-11 Projected Sustainable Yields

	2030 Projected Sustainable Yield (AFY)	2070 Projected Sustainable Yield (AFY)	Historical Sustainable Yield (AFY)
Groundwater Pumping	171,500	181,200	150,900 to 174,300
Seawater Intrusion	0	0	0
Change in Storage	0	0	0
Projected Sustainable Yield	171,500	181,200	150,900 to 174,300

While actions must be taken to reduce GHG to mitigate impacts on global climate change, adaptation to already occurring impacts is also critical to ensure the continued effective management of the State's water resources. Water resource managers and customers can play key roles in improving water and energy efficiency, reducing GHG emissions, and improving stewardship of the State's natural resources. The City's commitment to expanding the use of recycled water helps reduce reliance on potable water supplies and increases resilience to uncertainty associated with long-term climate change impacts. In addition, the City oversees and implements climate change adaptation measures through its Demand Management Measures (DMMs) described in Chapter 9, and WSCP in Chapter 10 and Appendix D, which provide a structured framework for demand reduction, operational response, and public coordination during droughts and other water supply stress conditions.

7 Water Service Reliability and Drought Risk Assessment

This chapter describes the reliability of the City's water supplies, which reflects the City's ability to meet the water needs of its customers under varying hydrological conditions. The analysis demonstrates that the City can reliably meet demands based on water supply availability from local groundwater sources.

The supply reliability assessment examines factors such as climate, environmental, water quality, and/or legal constraints that could potentially limit the expected quantity of water supply available to the City. Multiple drought scenarios are considered, and the quantitative impacts of the factors above on water supply and demand and the possible methods for addressing these issues are discussed.

The City continually looks for opportunities to improve water supply reliability. The City has also prepared a comprehensive WSCP to direct response actions in the event of a water shortage, summarized in Chapter 8 and detailed in Appendix D.

7.1 Water Service Reliability Assessment

The City's 2025 UWMP Water Service Reliability Assessment compares the total projected water supply and demands over the next 25 years in five-year increments under normal, single-dry, and multiple dry years.

As presented in Chapter 6, the City relies on groundwater as its sole source of potable water supply through the operation of five active wells. The City is developing local recycled water to meet non-potable landscape irrigation demands, with recycled water connections anticipated by December 2026. However, the City will continue to rely on groundwater to provide future potable water supply to meet the projected water demands in all hydrologic scenarios. The City and its customers benefit from continued investments in groundwater supply reliability.

There are various factors that may impact reliability of supplies such as legal, environmental, water quality, and climatic variables, as discussed below. The City's water supplies are projected to be sustainable and meet full-service demands now and into the future.

7.1.1 Constraints on Water Sources

As described in Chapter 6, the City relies on groundwater to meet potable customer demands. To diversify its water sources, the City plans to begin providing recycled water as an additional source for irrigation use, beginning in late 2026. The City will directly produce and distribute recycled water for landscape irrigation at parks and school sites. The use of recycled water will offset the use of potable groundwater supplies in meeting landscape irrigation needs.

Several factors that could potentially disrupt the City's groundwater supply include earthquakes, water quality impacts, regulatory changes, and other emergency supply shortage conditions. The City's response to these potential supply disruptions are discussed in the City's *Emergency Operations Plan* (EOP) (City of Soledad, 2021). The City's EOP is discussed in more detail in the WSCP, Appendix D. There are no potential legal factors that could impact the City's access to a reliable water supply. The constraints on the City's water sources are summarized below.

Constraints on Groundwater

Disruptions in the supply chain due to natural disasters or infrastructure malfunctions are the primary constraint to the City's groundwater supply. Additionally, supply is constrained by the quality and

availability of groundwater in the Forebay Subbasin. The sustainable yield and water quality of the underlying aquifer is monitored annually and discussed further in the Subbasin's *2026 Annual Report* (SVBGSA, 2026).

Threats to Infrastructure

The City provides water services through the operation of five active groundwater wells, which may be subject to disruptions in operation due to equipment malfunctions, flooding, earthquakes, or other catastrophic events. As discussed in Section 6.2.2 the firm capacity of the City's wells (the total capacity when the highest producing well is out of service) can meet existing demands. In July 2024, the City's highest producing well became inoperable while two other wells were down due to vibrations and scheduled maintenance, respectively (City of Soledad, 2024). The City declared a state of emergency and authorized emergency repair for the well. The City requested voluntary use reduction from customers and initiated conservation methods, including refraining from watering City parks. The City was able to meet demands with these voluntary use reductions until the well was repaired and did not require implementation of Stage 2 of its WSCP. The City continues to invest in infrastructure improvements to improve groundwater well operations and system reliability for the future.

Water Quality

As discussed in Section 6.2.2, groundwater quality in the Forebay Subbasin is generally suitable for municipal use. The City treats all groundwater to federal and state drinking water standards through its water treatment facilities. The City's most recent CCR met all applicable federal and state primary drinking water standards, and no exceedances of MCLs or action-levels were reported. The region's groundwater quality is primarily driven by naturally occurring constituents and agricultural land use, and water quality is monitored throughout the basin per SGMA requirements (SVBGSA, 2026).

Supply Availability

The City's groundwater availability is reliant on the sustainable yield of the Subbasin. As discussed in Section 6.2.2, while groundwater levels within the Forebay Subbasin are subject to seasonal variability, during the most recent reporting period, groundwater levels remained above minimum thresholds established by the *2022 GSP,* and no undesirable results were identified under SGMA sustainability criteria (SVBGSA, 2026). The sustainable yield of the Forebay Subbasin is anticipated to be impacted by climate change, which will likely affect both the timing and magnitude of both inflows and outflows The projected water budget for the Forebay Subbasin considers the effects of climate change on sustainable yield using modeled impacts of climate change. The annual sustainable yield of the Forebay Subbasin is estimated to be 148,000 AFY and, even with the modeled impacts of climate change, is projected to increase to 171,500 and 181,200 in 2030 and 2070 respectively.

Constraints on Recycled Water

Recycled water use in the City will likely be primarily constrained by water quality. Recycled water has higher total dissolved solids (TDS) than groundwater as a function of the water treatment process. Higher concentration of salts in recycled water can have negative impacts to sensitive plants or landscapes suffering multiple year droughts that do not receive natural rainfall to flush salts down past the root zone. Statewide water conservation requirements established under AB 1668 and SB 606 are expected to reduce long-term indoor water use, which may decrease wastewater influent volumes. Reduced wastewater flows can result in increased TDS concentrations in recycled water supplies, potentially requiring enhanced treatment or limiting suitability for certain non-potable uses. The City will continue to evaluate the implications of these conservation-driven flow reductions as part of future recycled water planning and treatment considerations.

7.1.2 Year Type Characterization

In California, water supply reliability is largely driven by hydrologic conditions. The UWMP water supply reliability assessment requires a water supplier to define its available water supply into three hydrologic year types: (1) normal supply, (2) single-dry year supply, and (3) multiple-dry five-year supply.

This section discusses the type of years considered when evaluating water supply reliability. The conditions are as follows:

- **Normal (Average) Year** – The average water year is a year that represents the median runoff levels from precipitation, as well as the same general pattern of runoff. The supply quantities would be similar to historical average supplies. The average (normal) hydrologic condition for the City's service area is represented by the year 2018.
- **Single Dry Year** – The single dry year is defined as the individual year with the lowest usable water supply. This condition can be derived as the year with the lowest annual supply. For the City, 2021 was selected to represent the single dry year.
- **Multiple Dry Years** – Multiple dry years are defined as the five consecutive years with the lowest usable water supply. The multiple dry years are detrimental to the water supply system because of their adverse effect on the levels of local and statewide reservoirs, as well as groundwater levels. Available supply for these conditions is constituted as the minimum historical yields for a running average of five years. For the City, the period between 2011 and 2015 was selected to represent the multiple dry years.

Consistent with the City's 2010 and 2015 UWMPs, average, single-dry, and multiple-dry year periods were determined based on rainfall data available from DWR.

Table 7-1 shows the basis of water year data used to predict drought supply availability.

Table 7-1 Basis of Water Year Data (Reliability Assessment)

OPTIONAL DWR Submittal Table 7-1 Retail: Basis of Water Year Data (Reliability Assessment)		
		Available Supplies if Year Type Repeats
Year Type	Base Year	% of Average Supply
Average Year	2018	100%
Single-Dry Year	2021	104%
Consecutive Dry Years 1st Year	2011	108%
Consecutive Dry Years 2nd Year	2012	109%
Consecutive Dry Years 3rd Year	2013	110%
Consecutive Dry Years 4th Year	2014	111%
Consecutive Dry Years 5th Year	2015	112%

The following sections provide water supply and demand projections from 2030 to 2050 for normal, single dry, and multiple dry years (five consecutive years). Projections include both potable and recycled water supplies combined for results in this section.

7.1.3 Water Service Reliability

As summarized above, the Forebay Subbasin is characterized by general stability, and even during multiple dry years, the groundwater supply availability is anticipated to be reliable.

As described in Section 6.6, the City plans on increasing its supply availability with the addition of a new well and increased recycled water supply. The City's potable supply availability is assumed to be unaffected by single or multiple dry years and is estimated to remain the same for all year types. Potable

supply availability exceeds projected demands during average, single-dry, and five consecutive dry water year periods. Therefore, the City's water supply is 100% reliable in all hydrologic conditions.

The City's recycled water supply, once in use, will be 100% reliable during all hydrologic year types, based on prevalent analysis of recycled water supplies.

Note that the while the City anticipates a surplus in all year types based on estimated supply availability exceeding demand, this surplus is hypothetical as the City would only pump the amount of groundwater needed to serve customer demands.

Water Service Reliability – Normal Year

Table 7-2 shows normal year supply and demand comparisons for potable and recycled water through the year 2050. The City's normal year supply forecast assumes that no WSCP measures would be implemented.

Table 7-2 Normal Year Supply and Use Comparison, AFY

DWR Submittal Table 7-2 Retail: Normal Year Supply and Use Comparison Water Code Section 10635 (a)					
	2030	2035	2040	2045	2050 (Opt)
Supply totals (autofill from Submittal Table 6-9 R)	5,423	5,423	6,313	6,313	6,313
Use totals (autofill from Submittal Table 4-2 R)	2,192	2,735	3,277	3,289	3,296
Surplus/(shortfall)	3,231	2,688	3,036	3,024	3,017
OPTIONAL Planned WSCP Actions					
WSCP – use reduction savings benefit	0	0	0	0	0
Revised Surplus/(shortfall)	0	0	0	0	0

Water Service Reliability – Single Dry Year

Table 7-3 shows single dry year supply and demand comparisons for potable water and recycled water through 2050. For the single dry year, a 4% increase has been applied to normal demands, consistent with the estimated increase in demand from normal that the City experienced in 2021, the driest year in the last 5 years. The City assumes that the WSCP would not typically be implemented in a single dry year.

Table 7-3 Single Dry Year Supply and Use Comparison, AFY

DWR Submittal Table 7-3 Retail: Single Dry Year Supply and Use Comparison Water Code Section 10635(a)					
	2030	2035	2040	2045	2050 (Opt)
Supply totals	5,423	5,423	6,313	6,313	6,313
Use totals	2,276	2,839	3,402	3,414	3,422
Surplus/(shortfall)	3,147	2,584	2,911	2,899	2,891
OPTIONAL Planned WSCP Actions					
WSCP – use reduction savings benefit	0	0	0	0	0
Revised Surplus/(shortfall)	0	0	0	0	0

Water Service Reliability – Multiple Dry Years

Multiple dry years are defined as five consecutive year drought periods. As stated above, the City's sustainable groundwater yield exceeds projected demands during average, single-dry, and five consecutive dry year periods. Therefore, the City's water supply is 100% reliable in multiple-dry year conditions through 2050.

For projected demand, the dry period of 2011 to 2015 informs multiple-dry year demand year-over-year changes. To estimate multiple dry year demand projections, the City's demand forecast assumed an 8% increase from normal demand in year one, 9% in year two, 10% increase in year three, 11% increase in year 4, and 12% increase in year five. In response to drought conditions and activation of the WSCP in year two, demand response was then reduced by 2.5% cumulatively in each consecutive year. Table 7-4 provides the five consecutive dry year supply and demand projections through 2050.

Table 7-4 Multiple Dry Years Supply and Use Comparison

DWR Submittal Table 7-4 Retail: Multiple Dry Years Supply and Use Comparison
Water Code Section 10635(a)

		2030	2035	2040	2045	2050 (Opt)
First year	Supply totals	5,423	5,423	6,313	6,313	6,313
	Use totals	2,367	2,954	3,539	3,552	3,560
	Surplus/(shortfall)	3,056	2,469	2,774	2,761	2,753
	OPTIONAL Planned WSCP Actions					
	WSCP – use reduction savings benefit	0	0	0	0	0
	Revised Surplus/(shortfall)	0	0	0	0	0
Second year	Supply totals	5,423	5,423	6,313	6,313	6,313
	Use totals	2,389	2,981	3,572	3,585	3,593
	Surplus/(shortfall)	3,034	2,442	2,741	2,728	2,720
	OPTIONAL WSCP Actions					
	WSCP – use reduction savings benefit	60	75	90	90	90
	Revised Surplus/(shortfall)	3,094	2,517	2,831	2,818	2,810
Third year	Supply totals	5,423	5,423	6,313	6,313	6,313
	Use totals	2,411	3,009	3,605	3,618	3,626
	Surplus/(shortfall)	3,012	2,414	2,708	2,695	2,687
	OPTIONAL Planned WSCP Actions					
	WSCP – use reduction savings benefit	121	151	181	181	182
	Revised Surplus/(shortfall)	3,133	2,565	2,889	2,876	2,869
Fourth year	Supply totals	5,423	5,423	6,313	6,313	6,313
	Use totals	2,433	3,036	3,637	3,651	3,659
	Surplus/(shortfall)	2,990	2,387	2,676	2,662	2,654
	OPTIONAL Planned WSCP Actions					
	WSCP – use reduction savings benefit	183	228	273	274	275
	Revised Surplus/(shortfall)	3,173	2,615	2,949	2,936	2,929

DWR Submittal Table 7-4 Retail: Multiple Dry Years Supply and Use Comparison Water Code Section 10635(a)						
		2030	2035	2040	2045	2050 (Opt)
Fifth year	Supply totals	5,423	5,423	6,313	6,313	6,313
	Use totals	2,455	3,063	3,670	3,684	3,692
	Surplus/(shortfall)	2,968	2,360	2,643	2,629	2,621
	OPTIONAL Planned WSCP Actions					
	WSCP – use reduction savings benefit	246	307	368	369	370
	Revised Surplus/(shortfall)	3,214	2,667	3,011	2,999	2,991

7.1.4 Description of Management Tools and Options

The City is committed to developing locally reliable potable and non-potable supplies to meet future demands. The City is strategically upgrading wells to ensure supply reliability, constructing new wells for future developments to ensure supply sufficiency, and developing its recycled water distribution system. Projects to increased groundwater reliability and capacity are important to the City, as well as continuing to implement effective and innovative Demand Management Measures (DMMs) presented in Chapter 9. Should a water shortage occur, the City may implement the WSCP, included in Appendix D, to address any shortage conditions and reduce demands.

While the City's water service reliability assessments conclude that the City can meet 100% of projected demands in all hydrologic scenarios, the intent is to show the City is reasonably prepared for the unexpected. To that extent, the City's WSCP (Chapter 8 and Appendix D) provides a framework for how the City can best manage water supplies in the event of shortages.

7.2 Drought Risk Assessment

Every urban water supplier is required to include a Drought Risk Assessment (DRA) as part of its 2025 UWMP. The CWC requires that a DRA be based on the driest five-year historical sequence for the supplier while considering plausible changes to projected water supply and demand due to climate change or regulatory changes. Specifically, a DRA evaluates whether a water shortage condition due to extended drought is expected to occur over the next five consecutive years (2026 to 2030). This DRA is designed to work in conjunction with the Water Service Reliability Assessment (Section 7.1) and WSCP (Chapter 8 and Appendix D) to present a comprehensive view of the City's water reliability, preparedness, and water shortage response actions for drought.

7.2.1 Data, Methods, and Basis for Water Shortage Condition

The City's DRA is conducted using the same methodology as the multiple dry year analysis in the Water Service Reliability Assessment (Section 7.1.3). The five driest hydrologic years selected to define the DRA are the years 2011 to 2015. The 2011-2015 dry hydrologic conditions were applied to years 2026–2030 to assess chronic dry year supplies available to the City. The City's unconstrained potable water demand from 2025 (2,113 AF) is used as a baseline to project multiple dry year demands for 2021 through 2025. The potable water demand percentage increases used in the water service reliability for multiple dry years analysis were again used in this DRA. Year 1 (2026) demand increases by 8%, while subsequent years increase by 1% each year. The City's current firm capacity of 5,258 AFY was conservatively assumed for future supply, although the City plans on increasing its capacity through infrastructure improvements and supplementing irrigation supply with recycled water. The DRA assumes the City would implement its WSCP in the second year of a multi-year drought and estimates a 2.5% cumulative annual reduction in demand from the implementation of the WSCP. Note that the "Revised Surplus/(Shortfall)" following

WSCP implementation would remain zero because the City would only pump the amount of groundwater needed to serve customer demands.

7.2.2 Water Source Reliability

The City's potable water service reliability for near-term drought conditions is 100%. The City's current firm capacity of 5,258 AFY is greater than the estimated maximum demand of 2,367 AFY prior to saving from the implementation of the WSCP, or the addition of recycled water supply. Therefore, the City's available water supply over the next five years, if a drought persists, is projected to exceed expected demands.

Although the DRA conservatively assumes the current firm capacity of the City's potable system for future supply, some potable supply is anticipated to be offset with recycled water in the next five years, increasing water source reliability. The City's recycled water service will be 100% reliable in all years during a hypothetical consecutive five-year drought. This is attributable to the City's current investments in production capacity for recycled water at the City's WRF and operational flexibility.

7.2.3 Total Water Supply and Use Comparison

The City's potable water service reliability is 100% in all years during a hypothetical consecutive five-year drought. This is attributable to the anticipated available groundwater supply, which exceeds the City's projected demands. This water supply surplus is from a well-managed basin largely driven by the actions of the Subbasin GSAs and MCWRA working collaboratively with other overlying agencies to maximize the development and reliability of groundwater supplies. In addition, the City has been proactive with respect to improving and developing its water supply system and continues to construct new wells in advance of demand. While the DRA does not indicate as such, the City would still maintain and refine its water use efficiency program offerings to its customers to manage demand in future years, regardless of the hydrologic scenario.

Table 7-5 demonstrates the City's potable water service reliability of 100% in a near-term drought scenario that extends from 2026 through 2030. Note that the while the City anticipates a surplus in all five years based on estimated supply availability exceeding demand, this surplus is hypothetical as the City would only pump the amount of groundwater needed to serve customer demands.

Table 7-5 Five-Year Drought Risk Assessment, AF

DWR Submittal Table 7-5 Retail: Five-Year Drought Risk Assessment Water Code Section 10635(b)(3)	
2026	**Total**
Total Water Use	2,282
Total Supplies	5,258
Surplus/Shortfall w/o WSCP Action	2,976
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP – use reduction savings benefit	0
Revised Surplus/(shortfall)	2,976
2027	
Total Water Use	2,303
Total Supplies	5,258
Surplus/Shortfall w/o WSCP Action	2,955
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP – use reduction savings benefit	58
Revised Surplus/(shortfall)	3,013

DWR Submittal Table 7-5 Retail: Five-Year Drought Risk Assessment Water Code Section 10635(b)(3)	
2028	
Total Water Use	2,324
Total Supplies	5,258
Surplus/Shortfall w/o WSCP Action	2,934
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP – use reduction savings benefit	117
Revised Surplus/(shortfall)	3,051
2029	
Total Water Use	2,345
Total Supplies	5,258
Surplus/Shortfall w/o WSCP Action	2,913
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP – use reduction savings benefit	176
Revised Surplus/(shortfall)	3,089
2030	
Total Water Use	2,367
Total Supplies	5,258
Surplus/Shortfall w/o WSCP Action	2,891
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP – use reduction savings benefit	237
Revised Surplus/(shortfall)	3,128

8 Water Shortage Contingency Plan

This chapter provides a summary of information from the City's WSCP to demonstrate compliance with DWR requirements. The City's WSCP is a standalone document that can be modified as needed and is included as Appendix D.

The WSCP describes how the City intends to predict and respond to foreseeable and unforeseeable water shortages, which occur when available water supplies are reduced to a level that cannot support typical demand at any given time. The WSCP serves as a planning document to guide the City Council, staff, and the public by identifying response actions that allow for efficient and accountable management of water shortages with predictability and transparency. While the WSCP does not provide absolute direction, it offers a range of response options to address varying water shortage conditions.

Summary of DWR Required WSCP sections:

- Water Supply Reliability Analysis
- Annual Water Supply and Demand Assessment
- Six Standard Water Shortage Levels
- Shortage Response Actions
- Communication Protocols
- Compliance and Enforcement
- Legal Authority
- Financial Consequences of WSCP Implementation
- Monitoring and Reporting
- WSCP Refinement Procedures
- Special Water Feature Distinction
- Plan Adoption, Submittal, and Availability

8.1 Updates Since 2020

Since the City's 2020 UWMP, several Executive Orders have been issued by the state in response to prolonged drought conditions shaping water management requirements for urban water suppliers.

- **March 2022, Executive Order N-7-22:** marked a statewide drought response requiring urban water suppliers to implement Stage 2 WSCP actions, representing approximately a 20 percent supply reduction, and submit preliminary and final water supply and demand assessments by June 1 and July 1, 2022. The order also directed the SWRCB to prohibit irrigation of non-functional turf in commercial, industrial, and institutional landscapes. Suppliers without approved WSCPs were subject to default plans, reinforcing the urgency of conservation and compliance.
- **February 2023, Executive Order N-3-23:** extended statewide drought emergency provisions, emphasizing climate uncertainty and the need for preparedness. The order supported ongoing conservation efforts and streamlined permitting for groundwater and recharge projects, reflecting a shift from mandatory restrictions toward long-term resilience planning.
- **March 2023, Executive Order N-5-23:** ended the statewide requirement for Stage 2 WSCP actions. Urban water suppliers, including the City, were permitted to return to Stage 1 or lower response levels, and emergency regulations requiring Level 2 actions expired on June 10, 2023.

- **September 2024:** a phased rollback of drought emergency provisions was lifted in 19 counties, which included major urban areas within Monterey County, including the City to return to voluntary conservation while continuing to monitor local supply conditions. In compliance with Executive Order N-7-22, the City implemented prohibitions on nonessential water use, conducted public outreach and enforcement, and reported water use data as required during the emergency period.

8.2 Water Supply Reliability Assessment

The Water Supply Reliability Assessment in Chapter 7 of this 2025 UWMP evaluates the City's ability to meet customer demands under normal year, single-dry year, and multiple dry-year conditions. The chapter also assesses the drought risk over the next five years (2026 to 2030) assuming the driest five-year period is repeated over the next five years. Water supply reliability reflects the City's ability to meet the water needs of its customers with water supplies under varying conditions. The analysis considers plausible hydrological and regulatory variability, climate conditions, and other factors that affect the City's water supply and demand. The 2025 reliability analysis indicates that the City's water supplies are reliable, and no shortages are anticipated. While the City is identified to meet future potable demands, potential reliability risks remain, including climate change impacts, infrastructure failures, and catastrophic events, which are addressed through contingency measures and adaptive planning strategies detailed in the WSCP (Appendix D).

8.3 Annual Water Supply and Demand Assessment

The City performs an annual assessment of water supply and demand (Annual Assessment) to determine whether shortage conditions exist and if activation of a WSCP stage is necessary. This assessment is a statutory requirement under CWC Section 10632 and is designed to provide a short-term outlook on water reliability for the upcoming year.

The Annual Assessment compares available groundwater supply capacity to projected unconstrained customer demand, considering historical water use, anticipated new connections, population growth assumptions, and land use planning data. Available supply is based on the combined production capacity of the City's groundwater wells and is adjusted as needed to reflect infrastructure constraints, planned maintenance, or emergency conditions. Infrastructure reliability, water quality, regulatory conditions, and other factors that could affect supply or demand are evaluated as part of the assessment. If the assessment identifies an existing or potential water shortage, the City Council may take action to implement the appropriate Water Shortage Response actions through adoption of a resolution. More detailed information for evaluation criteria for current demand, available supply, infrastructure constraints, and regulatory mandates analysis can be found in the WSCP (Appendix D).

8.4 Six Standard Water Shortage Levels

The adoption of six standardized water shortage levels provides a consistent statewide framework for declaring shortages and implementing response actions. This approach ensures uniformity across California, making it easier for agencies, regulators, and the public to understand and respond to water shortage conditions.

Under CWC Section 10632(a)(2), urban water suppliers must define shortage levels corresponding to progressive ranges of supply reductions: up to 10%, 20%, 30%, 40%, 50%, and greater than 50%. These levels are based on actual supply conditions, such as reductions in imported water, changes in groundwater levels, or other hydrologic indicators. The standardized structure allows for clear

communication, predictable enforcement, and coordinated regional and statewide drought response efforts.

The six standard water shortage levels are reflected in Table 8-1.

Table 8-1 Water Shortage Contingency Plan Levels

Standard Shortage Levels	Percent Shortage Range
1	Up to 10%
2	Up to 20%
3	Up to 30%
4	Up to 40%
5	Up to 50%
6	>50%

8.5 Shortage Response Actions

The City's WSCP establishes a comprehensive set of actions to address water shortages, organized into key categories to ensure flexibility and effectiveness.

8.5.1 Demand Reduction

The City emphasizes water use efficiency with its customers at all times and expands efforts during shortage stages as described under Section 8.5.4. These measures ensure that conservation becomes a shared responsibility, helping the community collectively reduce demand during critical periods.

Demand reduction actions are described in detail in the WSCP and are highlighted below in Table 8-2.

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Table 8-2 Demand Reduction Actions

DWR Submittal Table 8-3 Retail: Demand Reduction Actions Water Code Section 10632(a)(4)(B) and (E)					
		How much is this going to reduce the shortage gap?			
Shortage Level	Demand Reduction Actions	Volume or Percentage	Shortage Gap Reduction Value	Additional Explanation or Reference	Penalty, Charge, or Other Enforcement?
1	Expand Public Information Campaign	Percentage	Up to 10%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
1	Landscape – Other landscape restriction or prohibition	Percentage	Up to 10%	Encourage outdoor water use efficiency	No
2	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
2	Other	Percentage	10–20%	Voluntary reductions	No
3	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
3	Landscape – Limit landscape irrigation to specific days	Percentage	20–30%	Existing landscape (including Golf Course and Athletic Fields out-of-play areas) limited to 2 days/week; New landscape for adequate growth up to 5 weeks	Yes
3	Landscape – Limit landscape irrigation to specific times	Percentage	20–30%	Golf courses/Athletic fields in-play areas before 10 am or after 5 pm	Yes
3	CII – Lodging establishment must offer opt out of linen service	Percentage	20–30%	Offer limited linen/towel exchange	Yes
3	CII – Other CII restriction or prohibition	Percentage	20–30%	Compliance with outdoor water use required	Yes
3	Other – Prohibit use of potable water for construction and dust control	Percentage	20–30%		Yes
3	Other	Percentage	20–30%	Vehicle washing on assigned landscape watering days	Yes
4	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
4	Landscape – Limit landscape irrigation to specific days	Percentage	30–40%	Existing landscape (including Golf Course and Athletic Field out-of-play areas) limited to 1 day/week; New landscape 3 days/week for 5 weeks, then 1 day/week	Yes
4	Landscape – Limit landscape irrigation to specific days	Percentage	30–40%	Golf courses/Athletic fields in-play areas before 10 am or after 5 pm	Yes
4	CII – Lodging establishment must offer opt out of linen service	Percentage	30–40%	Towel exchange limited to once every 2 nights or for entire stay, whichever shorter	Yes
4	Other water feature or swimming pool restriction	Percentage	30–40%	Draining/refilling only if pool component has become hazardous; must be covered to avoid evaporation	Yes
4	CII – Other CII restriction or prohibition	Percentage	30–40%	Vehicle washing on assigned landscape watering days/hours; limited fleet washing	Yes
4	Other	Percentage	30–40%	All water use reduction encouraged; Mandatory use reduction targets, as established by City Council	Yes
5	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
5	Landscape – Limit landscape irrigation to specific days	Percentage	40–50%	All days prohibited, except for new landscape	Yes
5	Landscape – Limit landscape irrigation to specific times	Percentage	40–50%	All times prohibited, except for new landscape	Yes
5	CII – Lodging establishment must offer opt out of linen service	Percentage	40–50%	Towel exchange limited to once every 3 nights, or for entire stay, whichever shorter	Yes
5	Other water feature or swimming pool restriction	Percentage	40–50%	All filling/draining/re-filling prohibited	Yes
5	Other – Prohibit vehicle washing except at facilities using recycled or recirculating water	Percentage	40–50%		Yes
5	CII – Other CII restriction or prohibition	Percentage	40–50%	Mandatory use reduction targets, as established by City Council	Yes
5	Other	Percentage	40–50%	Mandatory construction water budgets, as established by City Council	Yes
6	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
6	Landscape – Prohibit certain types of landscape irrigation	Percentage	Greater than 50%	Elimination of all turf irrigation with potable supplies; restrict watering to shrubs and trees by hand or drip irrigation only	Yes
6	Landscape – Other landscape restriction or prohibition	Percentage	Greater than 50%	Shutoff of dedicated landscape meters	Yes
6	CII – Restaurants may only serve water upon request	Percentage	Greater than 50%		Yes
6	Moratorium or Net Zero Demand Increase on New Connections	Percentage	Greater than 50%	Moratorium on provision of new customer meters	Yes
6	Other – Prohibit use of potable water for construction and dust control	Percentage	Greater than 50%	Elimination of issuance of construction (hydrant) meters	Yes
6	Other	Percentage	Greater than 50%	Other mandatory restrictions and enforcement	Yes

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8.5.2 Supply Augmentation

The City does not plan to utilize additional supply sources during a water shortage but rather mitigate supply impacts through demand reduction actions and/or utilize additional imported water to meet demands. Therefore, no supply augmentation and other actions are reported in DWR Table 8-2.

8.5.3 Operational Changes

During shortage conditions, operations may be affected by demand reduction responses. Operational changes to address a water shortage may be implemented based on the severity of the reduction goal. The City, with City Council approval as needed, will consider their operational procedures at the time of a shortage to identify changes they can take to maximize supply and reduce demand during a water shortage stage.

8.5.4 Additional Mandatory Restrictions

In addition to any shortage response level being declared, the City maintains the following prohibitions and restrictions at all times. Per the City's Ordinance 534 Section 2 (part), 1993, Chapter 13.09, Mandatory Water Conservation included as Attachment A in the WSCP (Appendix D).

8.5.5 Emergency Response Plan

In catastrophic shortage conditions, the City activates emergency protocols through the City's *Emergency Operations Plan* (EOP), consistent with the *State Emergency Plan* and *Monterey County Operational Area Plan*, which identifies water and wastewater facilities as critical infrastructure and establishes response procedures and interagency coordination. The City has also prepared Emergency Action Plans to guide response to a catastrophic reduction in water supply. In addition, the City participates in the California Water/Wastewater Agency Response Network (CalWARN), which provides mutual aid and emergency response support.

8.5.6 Seismic Risk Assessment and Mitigation Plan

The City addresses this requirement through reliance on the *2022 Monterey County Multi-Jurisdictional Hazard Mitigation Plan* (MJHMP), which identifies the City as located within an active seismic region and subject to moderate ground-shaking risk. The MJHMP prioritizes identification of vulnerable facilities and implementation of feasible mitigation measures to reduce damage and maintain essential services, including water supply operations, before, during, and after an earthquake.

8.6 Communication Protocols

The City has established communication protocols, consistent with CWC §10632(a)(5), to inform customers, stakeholders, and local, regional, and state agencies of:

- Current or projected water shortages identified through the Annual Assessment
- Water shortage response actions that are triggered or anticipated
- Other relevant water supply–related information

Further detail on these protocols is outlined in Appendix A of the WSCP.

- **Coordination:** Communication efforts are coordinated with City management and regional agencies to ensure consistent and effective messaging, with increased coordination during droughts or limited supply conditions.

- **Key Audiences:** The communication strategy targets all water users within the City's service area, including customers both inside and outside city boundaries.
- **Objectives:** Communication during water shortages is intended to explain the cause, severity, and duration of shortages, identify required or recommended conservation actions, and maintain public understanding, trust, and preparedness for changes in shortage conditions.
- **Flexibility and Adaptability:** Recognizing that water shortage conditions can vary significantly, the communication plan is designed to be flexible. It provides recommended strategies and tactics for escalating shortage levels but allows City staff to tailor approaches based on factors such as severity, budget, seasonal conditions, and regulatory requirements of the WSCP Appendix D, Table 3 outlines staged communication mechanisms.

8.7 Compliance and Enforcement

In accordance with CWC Section 10632(a)(6), the City emphasizes education as the primary approach to address violations of water use restrictions during shortage conditions. When educational efforts are ineffective, enforcement measures outlined in Chapter 13.09 of the City Municipal Code will apply. These measures may include fines, installation of flow-restricting devices, and other civil or criminal penalties. Current fine structures are specified in the City's Municipal Code and are summarized in the WSCP Appendix D, Table 4. Additionally, the City may grant temporary variances from water conservation requirements in cases of undue hardship or emergency conditions, consistent with Chapter 13.09 of the City Municipal Code.

8.8 Legal Authorities

The City has broad legal authority under California law to implement and enforce water shortage contingency measures. This authority is derived from multiple provisions, including:

- California Constitution Article X, Section 2 and Water Code Section 100, which require water to be used beneficially and prohibit waste or unreasonable use.
- Water Code Sections 350–377, granting authority to declare a water shortage emergency and impose conservation measures when ordinary demands cannot be met without depleting supplies.
- Additional statutes under Water Code Chapters 3.3 and 3.5, Division 6, and the California Emergency Services Act, which allow enforcement of water use restrictions during emergencies.
- Upon a Governor's proclamation of a state of emergency due to drought, local WSCP implementation takes precedence where practicable.

8.9 Financial Consequences of WSCP Implementation

Implementing the WSCP can have significant financial impacts on the City. Reduced water sales during shortage conditions result in lower revenue, while compliance and enforcement activities may increase operational costs. The City adjusted water and wastewater rates in 2021, which extend through 2026, to address rising wholesale costs, fund critical capital improvement projects, and enhance system reliability.

If implementation of the WSCP reduces water sales, the City recognizes that revenues to the Water Enterprise Fund may decline, potentially affecting recovery of fixed costs. Because water revenues already fluctuate with weather and demand conditions, the City manages this variability by maintaining financial reserves. If needed, the City will temporarily use Water Enterprise Fund reserves, including rate-stabilization reserves, to offset revenue shortfalls and minimize rate instability during periods of reduced water sales or unexpected supply costs. Enforcement of the WSCP is presumed to be covered by enhanced revenues from application of excess use charges and penalties.

8.10 Monitoring and Reporting

The City will monitor water supplies and demands annually to determine whether WSCP conditions are met and to evaluate the effectiveness of response actions in reducing demand and closing supply gaps. Water use is tracked through metered, tiered rate structures that support conservation and recovery of system costs. In addition, the City complies with SWRCB reporting requirements by submitting monthly conservation reports, and this reporting is integrated into the Annual Assessment and WSCP monitoring process.

8.11 WSCP Refinement Procedures

The WSCP is designed to be adaptive and updated as needed to address both foreseeable and unforeseen water shortage conditions. To maintain effectiveness, the City will continually evaluate requirements, criteria, and response actions based on lessons learned during implementation and results from monitoring and reporting programs.

Potential refinements will be documented and incorporated into the next WSCP update. Changes that may warrant an update include adjustments to shortage level triggers, modifications to the stage structure, or the addition of new response actions. Newly identified actions may initially be introduced as voluntary measures until formally adopted as mandatory.

8.12 Special Water Feature Distinction

In compliance with CWC Section 10623(b), the City identifies and regulates artificially supplied water features in the WSCP, distinguishing decorative features from recreational features such as swimming pools and spas. Decorative water features may only operate using recycled water, while pools and spas must use potable water and are subject to restrictions on draining and refilling to protect public health and structural integrity.

Under normal conditions, decorative water features and fountains must use recirculated water, and the City does not allow refilling of a swimming pool or spa except to prevent or repair structural damage or to comply with public health regulations as described under Municipal Code Chapter 13.09 under Mandatory Water Conservation.

8.13 Plan Adoption, Submittal, and Availability

The City's WSCP was prepared and will be adopted in accordance with CWC Section 10632(a)(3)(C). The WSCP will be presented at a duly noticed public hearing and formally adopted by the City Council on June 17, 2026. Required public and agency notifications were provided, and the WSCP was made available for public review prior to adoption.

Following adoption, the WSCP was made publicly available within 30 days and submitted electronically to the DWR through the Water Use Efficiency (WUE) Data Portal concurrent with the UWMP. Hard copies of the adopted WSCP and UWMP were submitted to the State Library, and copies were distributed to applicable cities and counties within the City's service area within 30 days of adoption. Any future amendments required by DWR will be adopted by the City Council and resubmitted to DWR within 30 days of adoption.

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9 Demand Management Measures

CWC Section 10631(e)(1) requires a description of the water supplier's demand management measures (DMMs) that are used to achieve water use targets.

This chapter describes the water conservation programs that the City has implemented to reduce overall potable water demands and comply with the State's "Making Conservation a California Way of Life" framework. This framework, established by SB 606 and AB 1668, requires urban retail water suppliers to meet long-term water use efficiency standards and annually calculate an Urban Water Use Objective (UWUO) reflecting efficient water use. The City's water conservation programs, referred to as DMMs in this UWMP, support achievement of these efficiency standards and contribute to meeting the City's UWUO over time. The required DMMs are summarized in Table 9-1. The City has implemented a new metering program as described in Section 9.2 and updated water rates to support conservation pricing as described in Section 9.3. The City continues to expand and implement water conservation programs as detailed in this chapter.

Table 9-1 Demand Management Measures

Measure	
1	Water waste prevention ordinances
2	Metering
3	Conservation pricing
4	Public education and outreach
5	Programs to assess and manage distribution system real loss
6	Water conservation program coordination and staffing support
7	Other demand management measures

9.1 Water Waste Prevention Ordinances

In 1993, the City adopted Chapter 13.09 of the City's Municipal Code, Mandatory Water Conservation Regulations. The purpose of the ordinance is to conserve the City's water supply for the greatest public benefit, with particular regard to domestic use, sanitation, and fire protection, and to ensure compliance with applicable water regulations of other governmental agencies. The City may enforce these provisions through written warnings, citations, nuisance abatement, and monetary penalties. A first violation is subject to a $50 fine, while second and subsequent violations within a twelve-month period are subject to $100 fines. Each day a violation continues may be treated as a separate violation. Examples of water uses prohibited or regulated at all times under the City Municipal Code include:

- Failure to initiate repairs to leaking pipes, faucets, sprinklers, irrigation systems, or similar defects within 72 hours of discovery.
- Washing cars, trucks, boats, trailers, or other vehicles with potable water unless the hose is equipped with an automatic shutoff nozzle.
- Using potable water through a hose to clean the exterior of a building or structure unless the hose has a shutoff nozzle.
- Hosing sidewalks, driveways, parking lots, streets, or other paved surfaces, except where necessary to protect public health and safety.
- Allowing water to spill into streets, curbs, or gutters, or causing runoff beyond the immediate area of use.

- Emptying and refilling swimming pools or spas except for structural repair or public health compliance.
- Operating decorative fountains unless the water is recycled within the fountain.
- Using potable water for construction compaction or dust control where reclaimed or other approved sub-potable water is reasonably available.
- Unauthorized use of water from City fire hydrants without a permit.
- Indiscriminate running of water that is wasteful and without reasonable purpose.

9.2 Metering

In the past, the City installed Automated Meter Reading (AMR) meters on all customer connections except fire service. The AMR meters are read by City staff on a monthly basis, through the use of drive-by technology that allows the meter reading to be transmitted to a drive-by mobile unit. The City's Finance Department utilizes software that pulls data from the AMR system for monthly billing purposes. The system flags users with significant usage increases from month to month, which helps alert staff to potential leaks. When high usage is discovered, the billing system automatically requests a re-read of the meter, and water system staff are sent to the field to obtain a manual meter reading for confirmation.

In 2020, the City installed roughly 300 Advanced Metering Infrastructure (AMI) meters, which allows for fully remote meter reading through the use of cellular endpoint signaling, to detect leaks and abnormally high usage in real time for faster resolution of issues. The City continued to install approximately 300 new AMI meters per year through 2023, bringing the total number of AMI meters to approximately 900.

In 2024, the City obtained federal funding through the WaterSMART Water and Energy Efficiency Grant (WEEG) program to upgrade AMI systems to improve water conservation and efficiency by replacing and upgrading approximately 3,500 existing non-AMI meters with ultrasonic flowmeters equipped with AMI cellular technology, known as smart meters. Meters would be installed at SFR, MFR, schools, commercial, parks, and other municipal connections. As part of the upgrades, a new WaterSMART customer portal will be built. This would allow for customers and the City to view real-time information about water usage and produce more accurate water bills.

As a standard practice, the City reviews flagged accounts with abnormally high water use on a monthly basis to determine if a leak is the possible source of the water usage increase. The City contacts the resident to communicate the likelihood of a probable leak and then works with the resident to determine the location of the leak and to initiate repair measures.

9.3 Conservation Pricing

The City approved a water and sewer rate study in 2021 (City of Soledad, 2021b), designed to recover the cost of providing reliable water service while encouraging efficient water use. The City's water billing rates consist of a monthly fixed charge based on meter size and a commodity charge based on the volume of water consumed. This pricing structure provides price signals that promote conservation while ensuring adequate revenue to operate, maintain, and improve the City's water system. Information presented in the remainder of this section is presented in the City's 2025-2026 Master Fee Schedule which was last updated in 2025 (City of Soledad, 2025c).

All City water service connections are charged a monthly base rate that varies by meter size. For FY 2025-2026, monthly base charges range from $18.83 for a 5/8-inch meter to $937.31 for a 6-inch meter. Larger meters pay higher fixed charges because they place greater demand on system capacity and infrastructure.

In addition to the monthly base charge, all customers are billed for the amount of water used each month, measured in centum cubic feet[1] (CCF). The City's current rate schedule provides separate volumetric rates for single-family residential, multi-family residential, commercial and industrial, institutional/governmental (public), and school customer classes. This class-based structure reflects differing patterns of water use and service demand among customer types.

Single-family residential customers are subject to an increasing block tiered rate structure consisting of three usage tiers, as follows:

- Tier 1: 0 to 9 CCF
- Tier 2: 10 to 23 CCF
- Tier 3: Greater than 23 CCF

For FY 2025-2026, Single-family Tier 1 water use is charged at $1.65 per CCF, Tier 2 use is charged at $3.19 per CCF, and Tier 3 use is charged at $4.98 per CCF. The first block of essential indoor and efficient outdoor use is billed at the lowest rate, while higher discretionary usage is charged at progressively higher rates.

Other customer classes are charged uniform volumetric rates for all water use. For FY 2025-2026, multi-family customers are charged $2.53 per CCF, commercial and industrial customers are charged $2.83 per CCF, institutional/governmental (public) accounts are charged $3.41 per CCF, and school accounts are charged $3.51 per CCF as shown in Table 9-2.

The City's conservation-oriented pricing strategy supports efficient water use by linking higher consumption to higher marginal cost, particularly for single-family residential customers. This rate structure is an important component of the City's water demand management program and supports the conservation objectives of this UWMP and the WSCP.

Table 9-2 Residential Tiered and Non-tiered Water Rates for Potable Water

Tier	Water Use	Cost per 100 Gallons
Single Family Residential		
Tier 1	0 to 9 CCF	$1.65
Tier 2	10-23 CCF	$3.19
Tier 3	>23 CCF	$4.98
Multi-Family		
Non-tiered	>0 CCF	$2.53
Commercial		
Non-tiered	>0 CCF	$2.83
Public		
Non-tiered	>0 CCF	$3.41
School		
Non-tiered	>0 CCF	$3.51

[1] Centum cubic feet = 100 cubic feet of water; 1 CCF = 748 gallons of water

9.4 Public Education and Outreach

The City implements multiple public information programs to help reduce water consumption and raise public awareness of water conservation methods. These efforts focus on education, outreach, and providing residents with practical tools to conserve water.

9.4.1 Public Messaging

To raise awareness of water conservation, the City communicates water use information to the public through a variety of methods. The Water Resources Manager, positioned in the Public Works Department, provides guidance and direction on programmatic information for water conservation and stormwater awareness and education. Since the 2020 UWMP, the City hired a Community Engagement Manager in 2021 who receives direction from the Water Resources Manager to help enhance community outreach through the use of social media posts and other audio-visual messaging, including City website public announcements.

In addition, classroom education is provided through Save the Whales (https://savethewhales.org/school-programs/), which delivers presentations focused primarily on stormwater management while also incorporating water conservation messaging.

The following is a summary of the public education and outreach methods implemented by the City:

- Maintains a page on its website with links to conservation measures, water-saving resources, and tips for conserving water. The City is currently updating and enhancing this webpage to improve public access to conservation information.
- Initiates direct mailings of water conservation information to residents during drought conditions.
- Provides notices in monthly utility bills, such as “We need your help to conserve,” “Fix toilet leaks & save water,” “Install low flow devices,” and “Fix dripping water/shower faucets.”
- Distributes door hangers that educate homeowners on current water supply conditions and provide tips on how community members can reduce flows to the wastewater treatment facility.
- Provides brochures and pamphlets in both English and Spanish for distribution to local schools and the community.

9.4.2 Water Awareness Committee of Monterey County

The City continues to participate as a member of the Water Awareness Committee of Monterey County (WAC). The WAC’s mission is to promote personal responsibility through education for the conservation and beneficial use of water in the County. In 2024 and 2025, the City promoted water conservation at the Salinas Valley Fair in Kings City through participation with the WAC. City Water Awareness Kits

As an ongoing feature of the City’s commitment to water conservation measures and public messaging, the City distributes Water Awareness Kits containing conservation and educational materials such as sprinkler rain gauges, low-flow showerheads, aerators, reusable water bottles, coloring books and stickers for children, and educational brochures on water conservation. The City is developing an updated version that will include additional water-saving devices, with the goal of incorporating items such as hose shut-off nozzles as funding allows. Table 9-3 includes an overview of the number of conservation kits.

Table 9-3 City Water Awareness Kit Customer Deliveries, 2021-2025

Year	Number of Conservation Kits Distributed	Conservation Kit Distribution Details
2021	9	Delivered to new occupants upon water service change
2022	27	Delivered to new occupants upon water service change
2023	59	Delivered to new occupants upon water service change
2024	29	Delivered to new occupants upon water service change
2025	26	Conservation kits and materials available to all customers at City Hall
Total	**150**	

9.5 Programs to Assess and Manage Distribution System Real Loss

The City performs leak detection to identify water losses, whether on private property or from City-owned pipes. The City's Water System Utilities, within the Public Works Department, is responsible for handling and scheduling all water system audits and repairs. Under the City's capital improvement plan, the Water System Utilities is replacing aging water valves and older, one-inch water lines that currently serve two homes (each home will have a dedicated line). Water mains are replaced as breaks are reported.

When a leak is suspected, the City uses a Rigid Underground Utility Locator to determine the location and direction of the pipe. A water leak sounder then helps pinpoint the actual leak, with 90% accuracy.

The City's Water System Utilities also performs an annual hydrant-flushing program. As part of this program, the City assesses the hydrant and hydrant bury for leaks.

Water losses are tracked and reported, as previously discussed in Chapter 4. Since 2020, water losses have generally remained below 10%, improving from 7.6% in 2020 to a low of 5.9% in 2024.

9.6 Water Conservation Program Coordination and Staffing Support

The City's Public Works Department Water Resources Manager is responsible for coordinating water conservation efforts, including the following:

- Working with the new Community Engagement Manager to educate residents.
- Tracking/logging conservation practices in place throughout the city, where feasible.
- Acting as a point of contact for members of the community regarding general inquiries and information requests.
- Promoting water conservation issues to senior City management officials.
- Preparing the annual water conservation budget.

9.7 Implementation Over the Past Five Years

The City continues to conduct monthly water meter readings for all active service connections using its AMR and AMI metering system. Accounts with significant increases in usage are flagged for review, and City staff investigate whether abnormal consumption may be caused by leaks. When potential leaks are identified, the City contacts customers and works with them to locate the source of the leak and initiate

repairs. The City has also continued transitioning to AMI meters as discussed in Section 9.2 above to assist City staff and customers in identifying leaks and unusually high usage quickly.

The City's conservation outreach efforts remain an important component of its DMMs program. As discussed in the above sections, the City maintains water conservation information on its website, provides notices through monthly utility bills, distributes educational materials during drought conditions, and uses direct outreach such as door hangers to communicate water supply conditions and conservation practices. As discussed in sections above, the City also participates in regional education programs through the WAC, provides Water Conservation Kits, educational materials, and school presentations.

Since 2020, the City has implemented and continued the following initiatives:

- **Advanced Meter Replacement Program:** Continued installation of AMI meters to improve remote reading capability, leak detection, and customer usage analysis. Anticipated installation of additional 3,500 meters is anticipated by December 31, 2027.
- **Monthly Meter Monitoring:** Ongoing monthly meter reads and account reviews to identify significant changes in water use.
- **Customer Leak Notifications:** Direct outreach to customers when probable leaks or abnormal consumption are detected, with staff assistance to resolve issues.
- **Conservation Pricing:** Implementation and continuation of the tiered water rate structure adopted in 2021, including increasing block rates for single-family residential customers. The City is currently developing a new rate study which is anticipated to be updated Fall 2026. City Council may adopt or implement a surcharge or flat rate increase over a specific time period to cover increased operating expenses while under a water shortage.
- **Public Information and Bill Messaging:** Continued use of bill inserts, website updates, drought messaging, and printed educational materials promoting water efficiency.
- **Distribution System Leak Detection:** Continued use of utility locating equipment, leak sounding devices, hydrant inspections, flushing activities, and repair response to reduce real water losses.
- **Infrastructure Replacement:** Ongoing replacement of aging valves, older service lines, and water mains as needed through maintenance and capital improvement program (CIP) activities.
- **Program Coordination and Staffing:** Continued oversight by City staff responsible for conservation planning, customer assistance, program tracking, and annual budgeting.

These efforts have supported continued efficient system operations, improved customer awareness, enhanced leak response capability, and reduced unnecessary water losses throughout the City's water distribution system.

10 Plan Adoption and Submittal

This chapter provides information required by the UWMP Act related to notification of updating, adoption, and submittal of the 2025 UWMP and the WSCP to DWR. This chapter also discusses making the plans available for public review and the process of amending the plans, if required.

10.1 Notice of Plan Preparation

CWC Section 10621(b) requires that water suppliers notify cities and counties within their service area that the UWMP and WSCP are being updated at least 60 days prior to the public hearing.

The 60-day notice letter was sent to the County of Monterey and the cities listed in Table 10-1 within the City's service area on April 13, 2026, to inform these agencies that the City was in the process of reviewing its 2020 UWMP and considering changes or amendments needed in the preparation of its 2025 UWMP, in addition to other entities which the City routinely coordinates. The letter also included information that the City was reviewing and updating its WSCP concurrently with the UWMP update to meet legislative requirements. Copies of the letters are included in Appendix B.

Table 10-1 Notification to Cities and Counties

DWR Submittal Table 10-1 Retail: Notification to Cities and Counties Water Code Section 10621(b) and 10642		
Name	**60 Day Notice**	**Notice of Public Hearing**
County of Monterey	Yes	Yes
City of Gonzales	Yes	Yes
City of Greenfield	Yes	Yes
Monterey County Water Resources Agency	Yes	Yes
Monterey County Water Awareness Committee	Yes	Yes
Salinas Valley Basin Groundwater Sustainability Agency	Yes	Yes
Greater Monterey County IRWM Program	Yes	Yes
Soledad Unified School District	Yes	Yes
California Department of Corrections and Rehabilitation	Yes	Yes
Estancia Estates Winery	Yes	Yes
Golden State Vinters	Yes	Yes
Dole Fresh Vegetables	Yes	Yes
Camphora Apartments	Yes	Yes

10.2 Notice of Public Hearing

The City encouraged community and public interest involvement in the UWMP update through release of the Public Review Draft UWMP and the Public Review Draft WSCP from June 3, 2026, to June 17, 2026, and through participation in the public hearing. Copies of Public Review Draft 2025 UWMP and Public Review Draft WSCP were posted on the City's website https://www.cityofsoledad.com/2025-uwmp-wscp/ and at City Hall to make them available for public inspection. The public hearing notifications were published in the *Salinas Valley Tribune* newspaper within the City's service area on June 3, 2026, and June 10, 2026, pursuant to Section 6066 of the Government Code. The City also notified the cities and County

and other interested parties listed in Table 10-1 of the time and place of the public hearing as required by CWC Section 10642. Copies of the published Notice of Public Hearing are included in Appendix B.

10.3 Public Hearing and Adoption

A public hearing will be held on June 17, 2026, during a regularly scheduled meeting of the City of Soledad City Council to present the 2025 UWMP and the WSCP for public comment and adoption. A copy of the City Council Resolution of adoption will be included as Appendix F in the Final 2025 UWMP and WSCP.

10.4 Plan Submittal

The City's adopted 2025 UWMP and related DWR standardized submittal data tables, along with the WSCP, will be submitted electronically to DWR by July 1, 2026, through its online Water Use Efficiency data (WUEdata) Portal (https://wuedata.water.ca.gov/). Electronic copies of the 2025 UWMP and the WSCP will also be provided to the California State Library.

10.5 Public Availability

Commencing no later than July 31, 2026, the City will have a copy of the 2025 UWMP and WSCP available for public review at the City's office (see address below) during regular business hours.

Soledad City Hall
248 Main Street
Soledad, California 93960

The final documents will also be posted on the City's website at: https://www.cityofsoledad.com/2025-uwmp-wscp/

10.6 Amending the Adopted UWMP or WSCP

Amendments to the City's 2025 UWMP and WSCP will be made on an as-needed basis. Should the City need to amend the adopted 2025 UWMP or WSCP in the future, the City will hold a public hearing for review of the proposed amendments to the document. The City will send a 60-day notification letter to all cities and counties within the City's service area and notify the public in the same manner as set forth in Chapter 2 of this UWMP. Once the amended document is adopted, a copy of the finalized version will be sent to the California State Library, DWR (electronically using the WUEdata reporting tool), and all cities and counties within the City's service area within 30 days of adoption. The finalized version will also be made available to the public both online on the City's website and in person at the City's office during normal business hours.

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Appendix A

2025 DWR Checklist

Retail (x = required)	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	Chapter 1	10615	A plan shall describe and evaluate sources of supply, reasonable and practical efficient uses, reclamation and demand management activities.	Introduction and overview	n/a	Executive Summary, Section 1.1
x	Chapter 1	10630.5	Each plan shall include a simple description of the Supplier's plan including water availability, future requirements, a strategy for meeting needs, and other pertinent information. Additionally, a Supplier may also choose to include a simple description at the beginning of each chapter.	Plan preparation	n/a	Executive Summary, Section 1.3
x	Section 2.1	10620(b)	Every person that becomes a Supplier shall adopt UWMP within one year after it has become a Supplier.	Plan preparation	n/a	Section 2.1
x	Section 2.5	10644	Supplier shall report the Public Water Systems number, volume of delivered water, and number of connections that are included in this UWMP.	Plan preparation	2-1	Section 2.1
x	Section 2.5	10644	Supplier shall report if this UWMP is an individual UWMP and whether the Supplier belongs to a regional UWMP or regional alliance.	Plan preparation	2-2	Section 2.2
x	Section 2.5	10644	Supplier shall report whether the data is in fiscal or calendar years and the units of measure used for reporting water volumes.	Plan preparation	2-3	Section 2.3
x	Section 2.4	10642	Provide supporting documentation that the Supplier has encouraged active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of the plan and contingency plan.	Plan preparation	n/a	Section 2.4
x	Section 2.4.2	10620(d)(3)	Coordinate the preparation of its plan with other appropriate agencies in the area, including other Suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.	Plan preparation	n/a	Section 2.4
x	Section 2.4.1	10631(h)	Retail Suppliers will include documentation that they have provided their Wholesale Supplier(s)—if any—with water use projections from that source.	Plan preparation	2-4 R	n/a
x	Chapter 3.0	10631(a)	Describe the Supplier service area.	System description	n/a	Section 3.2
x	Section 3.3	10631(a)	Describe the climate of the Supplier's service area.	System description	n/a	Section 3.3
x	Section 3.4.1	10631(a)	Provide the current and projected service area populations for 2030, 2035, 2040, 2045 and optionally 2050.	System description	3-1	Section 3.4.4
x	Section 3.4.2	10631(a)	Describe other social, economic, and demographic factors affecting the Supplier's water management planning.	System description	n/a	Section 3.4.5
x	Section 3.5	10631(a)	Describe the land uses within the service area… include the current and projected land uses within the existing or anticipated service area affecting the Supplier's water management planning. Describe the land uses within the service area.	System description and baselines	n/a	Section 3.4.6
x	Sections 4.2.3 and 4.2.4	10631(d)(1)	Quantify past, current, and projected water use, identifying the uses among water use sectors.	System water use	4-1 and 4-2	Section 4.2
x	Section 4.3.1	10631(d)(3)(A)	Report the distribution system water loss for each of the five years preceding the plan update.	System water use	4-5	Section 4.3.1
x	Section 4.3.2	10631(d)(3)(C)	Retail Suppliers shall provide data to show the distribution loss standards were met.	System water use	4-6	Section 4.3.2
x	Section 4.2.5.4	10631.1(a)	Include projected water use needed for lower income housing projected in the service area of the Supplier.	System water use	4-3	Section 4.2.1
x	Section 4.2.5.3	10631(d)(4)(A)	In projected water use, include estimates of water savings from adopted codes, plans, and other policies or laws.	System water use	4-3	Section 4.2.3
x	Section 4.2.5.3	10631(d)(4)(B)	Provide citations of codes, standards, ordinances, or plans used to make water use projections.	System water use	4-3	Section 4.2.3
x	Section 4.2.5.3	10631(d)(4)(B)(ii)	To the extent that a Supplier reports the information described in subparagraph (A), an urban water Supplier shall… Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.	System water use	4-3	Section 4.2.3
x	Section 4.2.5.6	10635(b)	Demands under climate change considerations must be included as part of the drought risk assessment.	System water use	n/a	Section 4.4.2
x	Section 5.2	10608.4	Retail Suppliers shall report on their compliance in meeting their water use targets. Reporting requirements will vary depending on whether the Supplier: - Was considered an urban retail water supplier in 2020, - Met its 2020 target in 2020, or - Was part of a merger or consolidation since 2020. Chapter 5 Subsections 5.2.1, 5.2.2, and 5.2.3 address each of these situations.	Baselines and targets		Section 5.2
x	Section 6.1	10631(b)(2)	When multiple sources of water supply are identified, describe the management of each supply in relationship to other identified supplies.	System supplies	n/a	Section 6.2
x	Sections 6.1 and 6.2	10631(b)(1)	Provide a discussion of anticipated supply availability under a normal, single dry year, and a drought lasting five years, as well as more frequent and severe periods of drought, including changes in supply due to climate change.	System supplies	n/a	section 6.2.8
x	Section 6.2.2	10631(b)(4)(C)	Indicate whether groundwater is an existing or planned source of water available to the Supplier. If groundwater is identified as an existing or planned source of water… (include) a detailed description and analysis of the location, amount and sufficiency of groundwater pumped by the Supplier for the past five years.	Water supplies and recycled water	6-1	Section 6.2.2
x	Section 6.2.2	10631(b)(4)(A)	Indicate whether a groundwater sustainability plan or groundwater management plan has been adopted by the Supplier or if there is any other specific authorization for groundwater management. Include a copy of the plan or authorization.	System supplies	n/a	Section 6.2.2
x	Section 6.2.2	10631(b)(4)(B)	Describe the groundwater basin.	System supplies	n/a	Section 6.2.2
x	Section 6.2.2	10631(b)(4)(B)	Indicate if the basin has been adjudicated and include a copy of the court order or decree and a description of the amount of water the Supplier has the legal right to pump.	System supplies	n/a	n/a
x	Section 6.2.2	10631(b)(4)(B)	For unadjudicated basins… (include) information as to whether DWR has identified the basin as a high- or medium-priority basin in the most current official departmental bulletin…	Water supplies and recycled water	n/a	Section 6.2.2
x	Section 6.2.2	10631(b)(4)(B)	For unadjudicated basins… describe efforts by the Supplier to coordinate with sustainability or groundwater agencies to achieve sustainable groundwater conditions.	Water supplies and recycled water	n/a	Section 6.2.2

x	Section 6.2.2.	10631(b)(4)(C)	If groundwater is identified as an existing or planned source of water… (include) a detailed description and analysis of the location, amount and sufficiency of groundwater pumped by the Supplier for the past five years.	System supplies	n/a	Section 6.2.2
x	Section 6.2.2	10631(b)(4)(D)	Provide a detailed description and analysis of the amount and location of groundwater that is projected to be pumped.	System supplies	6-9	Section 6.6
x	Section 6.1	10631(b)	Identify and quantify the existing and planned sources of water available for 2025, 2030, 2035, 2040, 2045 and optionally 2050.	System supplies	6-8 and 6-9	Section 6.6
x	Section 6.2.7	10631(c)	Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis.	System supplies	n/a	Section 6.4
x	Section 6.2.5	10633(a)	Describe the wastewater collection and treatment systems in the Supplier's service area with quantified amount of collection and treatment and the disposal methods.	System supplies (recycled water)	6-2	Section 6.2.5
x	Section 6.2.5	10633(b)	Describe the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.	System supplies (recycled water)	6-3	Section 6.2.5
x	Section 6.2.5	10633(c)	Describe the recycled water currently being used in the Supplier's service area.	System supplies (recycled water)	6-4	Section 6.2.6
x	Section 6.2.5	10633(d)	Describe and quantify the potential uses of recycled water and provide a determination of the technical and economic feasibility of those uses.	System supplies (recycled water)	6-4	Section 6.2.7
x	Section 6.2.5	10633(e)	Describe the projected use of recycled water within the Supplier's service area at the end of 5, 10, 15, and 20 years, and describe the actual use of recycled water in comparison to uses previously projected.	System supplies (recycled water)	6-4 and 6-5	Section 6.2.7
x	Section 6.2.5	10633(f)	Describe the actions that may be taken to encourage the use of recycled water and the projected results of these actions in terms of acre-feet of recycled water used per year.	System supplies (recycled water)	6-6	Section 6.2.7
x	Section 6.2.5	10633(g)	Provide a plan for optimizing the use of recycled water in the Supplier's service area.	System supplies (recycled water)	n/a	Section 6.2.7
x	Section 6.2.6	10631(g)	Describe desalinated water project opportunities for long-term supply.	System supplies	6-7	Section 6.3
x	Section 6.2.10	10631(f)	Describe the expected future water supply projects and programs that may be undertaken by the water Supplier to address water supply reliability in average, single-dry, and for a period of drought lasting five consecutive water years.	System supplies	6-7	Section 6.5
x	Section 6.3 and Appendix O	10631.2(a)	The UWMP must include energy information, as stated in the code, that a Supplier can readily obtain.	System suppliers, energy intensity	O-1A, O-1B, O-1C, and O-2	n/a
x	Section 7.1	10634	Provide information on the quality of existing sources of water available to the Supplier and the manner in which water quality affects water management strategies and supply reliability.	Water supply reliability assessment	n/a	Section 7.1.1
x	Section 7.2	10635(a)	Service Reliability Assessment: Assess the water supply reliability during normal, dry, and a drought lasting five consecutive water years by comparing the total water supply sources available to the Supplier with the total projected water use over the next 20 years.	Water supply reliability assessment	7-2, 7-3, and 7-4	Section 7.1.3.2
x	Section 7.2.3	10620(f)	Describe water management tools and options to maximize resources and minimize the need to import water from other regions.	Water supply reliability assessment	n/a	Section 7.1.4
x	Section 7.3	10635(b)	Provide a drought risk assessment as part of information considered in developing the demand management measures and water supply projects.	Water supply reliability assessment	n/a	Section 7.2
x	Section 7.3	10635(b)(1)	Include a description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts five consecutive years.	Water supply reliability assessment	n/a	Section 7.2.1
x	Section 7.3	10635(b)(2)	Include a determination of the reliability of each source of supply under a variety of water shortage conditions.	Water supply reliability assessment	n/a	Section 7.2.2
x	Section 7.3	10635(b)(3)	Include a comparison of the total water supply sources available to the Supplier with the total projected water use for the drought period.	Water supply reliability assessment	7-5	Section 7.3.2
x	Section 7.3	10635(b)(4)	Include considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.	Water supply reliability assessment	n/a	Section 7.2
x	Chapter 8	10632(a)	Provide a water shortage contingency plan (WSCP) with specified elements below.	Water shortage contingency planning	n/a	Chapter 8
x	Chapter 8	10632(a)(1)	Provide an analysis of water supply reliability (from Guidebook Chapter 7) in the WSCP.	Water shortage contingency planning	n/a	Section 8.2
x	Section 8.2	10632(a)(2)(A)	Provide the written decision-making process and other methods that the Supplier will use each year to determine its water reliability.	Water shortage contingency planning	n/a	Section 8.5
x	Section 8.2	10632(a)(2)(B)	Provide data and methodology to evaluate the Supplier's water reliability for the current year and one dry year pursuant to factors in the code.	Water shortage contingency planning	n/a	Section 8.3
x	Section 8.3	10632(a)(3)(A)	Define six standard water shortage levels of 10%, 20%, 30%, 40%, 50% shortage, and greater than 50% shortage. These levels shall be based on supply conditions, including percent reductions in supply, changes in groundwater levels, changes in surface elevation, or other conditions. The shortage levels shall also apply to a catastrophic interruption of supply.	Water shortage contingency planning	n/a	Section 8.4
x	Section 8.3	10632(a)(3)(B)	Suppliers with an existing WSCP that uses different water shortage levels must cross reference their categories with the six standard categories.	Water shortage contingency planning	8-1	Section 8.4
x	Section 8.4	10632(a)(4)(A)	Suppliers with WSCPs that align with the defined shortage levels must specify locally appropriate supply augmentation actions.	Water shortage contingency planning	8-2	Section 8.5
x	Section 8.4	10632(a)(4)(B)	Specify locally appropriate demand reduction actions to adequately respond to shortages.	Water shortage contingency planning	8-3	Section 8.5.1
x	Section 8.4	10632(a)(4)(C)	Specify locally appropriate operational changes.	Water shortage contingency planning	8-2	Section 8.5.3
x	Section 8.4	10632(a)(4)(D)	Specify additional mandatory prohibitions against specific water use practices that are in addition to State-mandated prohibitions are appropriate to local conditions.	Water shortage contingency planning	Table 8-3	Section 8.5.4
x	Section 8.4	10632(a)(4)(E)	Estimate the extent to which the gap between supplies and demand will be reduced by implementation of the action.	Water shortage contingency planning	8-2 and 8-3	Section 8.5.1
x	Section 8.4.6	10632.5	The UWMP shall include a seismic risk assessment and mitigation plan.	Water shortage contingency plan	n/a	Section 8.5.6

x	Section 8.5	10632(a)(5)(A)	Suppliers must describe that they will inform customers, the public and others regarding any current or predicted water shortages.	Water shortage contingency planning	n/a	Section 8.6
x	Section 8.5	10632(a)(5)(B), 10632(a)(5)(C)	Suppliers must describe that they will inform customers, the public and others regarding any shortage response actions triggered or anticipated to be triggered and other relevant communications.	Water shortage contingency planning	n/a	Section 8.6
x	Section 8.6	10632(a)(6)	Retail Supplier must describe how it will ensure compliance with and enforce provisions of the WSCP.	Water shortage contingency planning	n/a	Section 8.7
x	Section 8.7	10632(a)(7)(A)	Describe the legal authority that empowers the Supplier to enforce shortage response actions.	Water shortage contingency planning	n/a	Section 8.8
x	Section 8.7	10632(a)(7)(B)	Provide a statement that the Supplier will declare a water shortage emergency per Water Code Chapter 3. *Water Shortage Emergencies* .	Water shortage contingency planning	n/a	Section 8.8
x	Section 8.7	10632(a)(7)(C)	Provide a statement that the Supplier will coordinate with any city or county within which it provides water for the possible proclamation of a local emergency.	Water shortage contingency planning	n/a	Section 8.8
x	Section 8.8	10632(a)(8)(A)	Describe the potential revenue reductions and expense increases associated with activated shortage response actions.	Water shortage contingency planning	n/a	Section 8.9
x	Section 8.8	10632(a)(8)(B)	Provide a description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions.	Water shortage contingency planning	n/a	Section 8.9
x	Section 8.8	10632(a)(8)(C)	Retail Suppliers must describe the cost of compliance with Water Code Chapter 3.3, *Excessive Residential Water Use During Drought* .	Water shortage contingency planning	n/a	Section 8.9
x	Section 8.9	10632(a)(9)	Retail Suppliers must describe the monitoring and reporting requirements and procedures that ensure appropriate data are collected, tracked, and analyzed for purposes of monitoring customer compliance.	Water shortage contingency planning	n/a	Section 8.10
x	Section 8.10	10632(a)(10)	Describe reevaluation and improvement procedures for monitoring and evaluation the WSCP to ensure risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented.	Water shortage contingency planning	n/a	Section 8.11
x	Section 8.11	10632(b)	Analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas.	Water shortage contingency planning	n/a	Section 8.12
x	Section 8.12	10632(c)	Make available the WSCP to customers and any city or county where it provides water within 30 days after adoption of the plan.	Water shortage contingency planning	n/a	Section 8.13
x	Sections 9.1	10631(e)(1)	Retail Suppliers shall provide a description of the nature and extent of each demand management measure implemented over the past five years. The description will address specific measures listed in code.	Demand management measures	n/a	Section 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, and 9.9
n/a	Sections 9.2	10631(e)(2)	Wholesale Suppliers shall describe specific demand management measures listed in code, their distribution system asset management program, and Supplier assistance program.	Demand management measures	n/a	n/a
x	Chapter 10	10608.26(a)	Retail Suppliers shall conduct a public hearing to discuss adoption, implementation, and economic impact of water use targets (recommended to discuss compliance).	Plan adoption, submittal, and implementation	n/a	Section 10.3
x	Section 10.2.1	10621(b)	Notify, at least 60 days prior to the public hearing, any city or county within which the Supplier provides water that the Supplier will be reviewing the UWMP and considering amendments or changes to the plan.	Plan adoption, submittal, and implementation	10-1	Section 10.1
x	Section 10.4	10621(f)	Each urban water Supplier shall update and submit its 2025 plan to DWR by July 1, 202 6.	Plan adoption, submittal, and implementation	n/a	Section 10.4
x	Sections 10.2.2, 10.3, and 10.5	10642	Provide supporting documentation that the Supplier made the UWMP and WSCP available for public inspection, published notice of the public hearing, and held a public hearing about the UWMP and WSCP.	Plan adoption, submittal, and implementation	n/a	Section 10.5
x	Section 10.2.2	10642	The Supplier is to provide the time and place of the hearing to any city or county within which the Supplier provides water.	Plan adoption, submittal, and implementation	10-1	Section 10.2
x	Section 10.3.2	10642	Provide supporting documentation that the UWMP and WSCP has been adopted as prepared or modified.	Plan adoption, submittal, and implementation	n/a	Section 10.2
x	Section 10.4	10644(a)	Provide supporting documentation that the Supplier has submitted their UWMP to the California State Library.	Plan adoption, submittal, and implementation	n/a	Section 10.4
x	Section 10.4	10644(a)(1)	Provide supporting documentation that the Supplier has submitted their UWMP to any city or county within which the Supplier provides water no later than 30 days after adoption.	Plan adoption, submittal, and implementation	n/a	Section 10.6
x	Sections 10.4.1 and 10.4.2	10644(a)(2)	The UWMP, or amendments to the UWMP, submitted to DWR shall be submitted electronically.	Plan adoption, submittal, and implementation	n/a	Section 10.6
x	Section 10.7.2	10644(b)	If revised, submit a copy of the WSCP to DWR within 30 days of adoption.	Plan adoption, submittal, and implementation	n/a	Section 10.6
x	Section 10.5	10645(a)	Provide supporting documentation that, not later than 30 days after filing a copy of its UWMP with DWR, the Supplier has or will make the plan available for public review during normal business hours.	Plan adoption, submittal, and implementation	n/a	Section 10.5
x	Section 10.5	10645(b)	Provide supporting documentation that, not later than 30 days after filing a copy of its WSCP with DWR, the Supplier has or will make the plan available for public review during normal business hours.	Plan adoption, submittal, and implementation	n/a	Section 10.5
x	Section 10.6	10621(c)	If Supplier is regulated by the Public Utilities Commission, include its plan and contingency plan as part of its general rate case filings.	Plan adoption, submittal, and implementation	n/a	n/a

Appendix B

Public Hearing Notices

Newspaper notices will be available in the Final document version.

einfo@edenhousing.org

April 13, 2026

Apartment Manager
Camphora Apartments
32101 McCoy Road
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Apartment Manager:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

The adopted UWMP and WSCP will be submitted to the California Department of Water Resources, the County of Monterey, and the California State Library by July 1, 2026, as required by law. Information regarding the UWMP and WSCP update process, including the draft UWMP and WSCP when available, will be posted on the City's website at www.cityofsoledad.com by May 15, 2026. The public hearing and adoption date is scheduled for June 17, 2026, and will be included in the City's regularly scheduled City Council meeting agenda for that date.

If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

m_HQPersonnelTransactions@cdcr.ca.gov

April 13, 2026

Sarah Larson
Director, Facility Planning, Construction and Management
California Dept. of Corrections and Rehabilitation
P.O. Box 942883
Sacramento, CA 94283-0001

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Larson:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

The adopted UWMP and WSCP will be submitted to the California Department of Water Resources, the County of Monterey, and the California State Library by July 1, 2026, as required by law. Information regarding the UWMP and WSCP update process, including the draft UWMP and WSCP when available, will be posted on the City's website at www.cityofsoledad.com by May 15, 2026. The public hearing and adoption date is scheduled for June 17, 2026, and will be included in the City's regularly scheduled City Council meeting agenda for that date.

If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

Gustavo.flores@theogcompanies.com

April 13, 2026

Gustavo Flores
Soledad Plant Manager
Dole Fresh Vegetables
32655 Camphora-Gloria Road
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Flores:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

The adopted UWMP and WSCP will be submitted to the California Department of Water Resources, the County of Monterey, and the California State Library by July 1, 2026, as required by law. Information regarding the UWMP and WSCP update process, including the draft UWMP and WSCP when available, will be posted on the City's website at www.cityofsoledad.com by May 15, 2026. The public hearing and adoption date is scheduled for June 17, 2026, and will be included in the City's regularly scheduled City Council meeting agenda for that date.

If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

April 13, 2026

Estancia Estates Winery
980 Bryant Canyon Rd
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

To Whom It May Concern:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

The adopted UWMP and WSCP will be submitted to the California Department of Water Resources, the County of Monterey, and the California State Library by July 1, 2026, as required by law. Information regarding the UWMP and WSCP update process, including the draft UWMP and WSCP when available, will be posted on the City's website at www.cityofsoledad.com by May 15, 2026. The public hearing and adoption date is scheduled for June 17, 2026, and will be included in the City's regularly scheduled City Council meeting agenda for that date.

If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

daniel.armstrong@thewinegroup.com

April 13, 2026

Daniel Armstrong
Facilities Maintenance Manager
Golden State Vintners
1777 Metz Road
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Armstrong:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

The adopted UWMP and WSCP will be submitted to the California Department of Water Resources, the County of Monterey, and the California State Library by July 1, 2026, as required by law. Information regarding the UWMP and WSCP update process, including the draft UWMP and WSCP when available, will be posted on the City's website at www.cityofsoledad.com by May 15, 2026. The public hearing and adoption date is scheduled for June 17, 2026, and will be included in the City's regularly scheduled City Council meeting agenda for that date.

If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

SOLEDAD CALIFORNIA

OHurtado@ci.gonzales.ca.us

April 13, 2026

Octavio Hurtado
Public Works Director
City of Gonzales
P.O. Box 647,
Gonzales, CA 93926

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Hurtado:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

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If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

SOLEDAD CALIFORNIA

jtugel@ci.greenfield.ca.us

April 13, 2026

Jamie Tugel
Public Works Director
City of Greenfield
920 Walnut Ave
Greenfield, CA 93927

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Tugel:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

The adopted UWMP and WSCP will be submitted to the California Department of Water Resources, the County of Monterey, and the California State Library by July 1, 2026, as required by law. Information regarding the UWMP and WSCP update process, including the draft UWMP and WSCP when available, will be posted on the City's website at www.cityofsoledad.com by May 15, 2026. The public hearing and adoption date is scheduled for June 17, 2026, and will be included in the City's regularly scheduled City Council meeting agenda for that date.

If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

SOLEDAD CALIFORNIA

srobinsongs@frontier.com

April 13, 2026

Susan Robinson
Greater Monterey County IRWM Program
1140 Abbott St, Suite C
Salinas, CA 93901

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Robinson:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

imperiall@countyofmonterey.gov

April 13, 2026

Resource Management Agency Director
County of Monterey
1441 Schilling Place
Salinas, CA 93901

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

To Whom It May Concern:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

SOLEDAD CALIFORNIA

rbangs@soledad.k12.ca.us

April 13, 2026

Randy Bangs
Superintendent
Soledad Unified School District
1261 Metz Road
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Bangs:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

harmonp@svbgsa.org

April 13, 2026

Piret Harmon
General Manager
Salinas Valley Basin Groundwater Sustainability Agency
P.O. Box 1350
Carmel Valley, CA 93924

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Harmon:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

April 13, 2026

Danielle Driscoll
Monterey County Water Awareness Committee
P.O. Box 3254
Salinas, CA 93912

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Driscoll:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

imperiall@countyofmonterey.gov

April 13, 2026

Ara Azhderian
General Manager
Monterey County Water Resources Agency
1441 Schilling Place North Building
Salinas, CA 93901

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Azhderian:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

Appendix C

AWWA Water Loss Audit Forms (2020-2024)

AWWA Free Water Audit Software:
Reporting Worksheet

WAS v5.0

American Water Works Association.
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? Click to access definition
+ Click to add a comment

Water Audit Report for: City of Soledad (CA2710011)
Reporting Year: 2020 | 1/2020 - 12/2020

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

<---------- Enter grading in column 'E' and 'J' ---------->

Master Meter and Supply Error Adjustments

WATER SUPPLIED

	Grading	Volume		Master Meter Error Adjustment Pcnt:	Value:	
Volume from own sources:	5	737.771	MG/Yr	3		MG/Yr
Water imported:	n/a	0.000	MG/Yr			MG/Yr
Water exported:	n/a	0.000	MG/Yr			MG/Yr
WATER SUPPLIED:		**737.771**	MG/Yr			

Enter negative % or value for under-registration
Enter positive % or value for over-registration

AUTHORIZED CONSUMPTION

Click here: ? for help using option buttons below

	Grading	Volume		Pcnt:	Value:	
Billed metered:	8	671.900	MG/Yr			
Billed unmetered:	n/a	0.000	MG/Yr			
Unbilled metered:	6	0.400	MG/Yr			
Unbilled unmetered:		9.222	MG/Yr	1.25%		MG/Yr

Default option selected for Unbilled unmetered - a grading of 5 is applied but not displayed

Use buttons to select percentage of water supplied **OR** value

AUTHORIZED CONSUMPTION:	?	**681.522**	MG/Yr

WATER LOSSES (Water Supplied - Authorized Consumption)

56.249 MG/Yr

Apparent Losses

	Grading	Volume		Pcnt:	Value:	
Unauthorized consumption:		1.844	MG/Yr	0.25%		MG/Yr

Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed

	Grading	Volume		Pcnt:	Value:	
Customer metering inaccuracies:	4	6.791	MG/Yr	1.00%		MG/Yr
Systematic data handling errors:		1.680	MG/Yr	0.25%		MG/Yr

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

Apparent Losses: ? **10.315** MG/Yr

Real Losses (Current Annual Real Losses or CARL)

Real Losses = Water Losses - Apparent Losses: ? **45.934** MG/Yr

WATER LOSSES: **56.249** MG/Yr

NON-REVENUE WATER

NON-REVENUE WATER: ? **65.871** MG/Yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

SYSTEM DATA

	Grading	Volume	
Length of mains:	7	43.6	miles
Number of active AND inactive service connections:	9	4,078	
Service connection density:		94	conn./mile main

Are customer meters typically located at the curbstop or property line? Yes

Average length of customer service line: (length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

	Grading	Volume	
Average operating pressure:	9	83.0	psi

COST DATA

	Grading	Volume		
Total annual cost of operating water system:	10	$2,038,739	$/Year	
Customer retail unit cost (applied to Apparent Losses):	8	$4.48	$/1000 gallons (US)	
Variable production cost (applied to Real Losses):	5	$628.51	$/Million gallons	☐ Use Customer Retail Unit Cost to value real losses

WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 61 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Volume from own sources
2: Customer metering inaccuracies
3: Variable production cost (applied to Real Losses)

AWWA Free Water Audit Software:
Reporting Worksheet

WAS v5.0

American Water Works Association.
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? Click to access definition
+ Click to add a comment

Water Audit Report for: City of Soledad (CA2710011)
Reporting Year: 2021 | 1/2021 - 12/2021

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

<---------- Enter grading in column 'E' and 'J' ---------->

Master Meter and Supply Error Adjustments

WATER SUPPLIED

	Grading	Volume		Grading	Pcnt:	Value:	
Volume from own sources:	6	701.338	MG/Yr	3			MG/Yr
Water imported:	n/a	0.000	MG/Yr				MG/Yr
Water exported:	n/a	0.000	MG/Yr				MG/Yr
WATER SUPPLIED:		**701.338**	MG/Yr				

Enter negative % or value for under-registration
Enter positive % or value for over-registration

AUTHORIZED CONSUMPTION

Click here: ? for help using option buttons below

	Grading	Volume		Pcnt:	Value:	
Billed metered:	8	601.000	MG/Yr			
Billed unmetered:	n/a	0.000	MG/Yr			
Unbilled metered:	6	1.381	MG/Yr			
Unbilled unmetered:		8.767	MG/Yr	1.25%		MG/Yr

Default option selected for Unbilled unmetered - a grading of 5 is applied but not displayed

AUTHORIZED CONSUMPTION: 611.148 MG/Yr

Use buttons to select percentage of water supplied **OR** value

WATER LOSSES (Water Supplied - Authorized Consumption) 90.190 MG/Yr

Apparent Losses

	Grading	Volume		Pcnt:	Value:	
Unauthorized consumption:		1.753	MG/Yr	0.25%		MG/Yr
Customer metering inaccuracies:	4	6.085	MG/Yr	1.00%		MG/Yr
Systematic data handling errors:		1.503	MG/Yr	0.25%		MG/Yr

Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

Apparent Losses: 9.341 MG/Yr

Real Losses (Current Annual Real Losses or CARL)

Real Losses = Water Losses - Apparent Losses: 80.850 MG/Yr

WATER LOSSES: 90.190 MG/Yr

NON-REVENUE WATER

NON-REVENUE WATER: 100.338 MG/Yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

SYSTEM DATA

	Grading	Value	
Length of mains:	7	43.8	miles
Number of active AND inactive service connections:	9	4,132	
Service connection density:		94	conn./mile main

Are customer meters typically located at the curbstop or property line? Yes

Average length of customer service line: (length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

Average operating pressure: 9 | 83.0 psi

COST DATA

	Grading	Value	
Total annual cost of operating water system:	10	$2,305,199	$/Year
Customer retail unit cost (applied to Apparent Losses):	8	$4.34	$/1000 gallons (US)
Variable production cost (applied to Real Losses):	5	$733.66	$/Million gallons

☐ Use Customer Retail Unit Cost to value real losses

WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 65 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Volume from own sources
2: Customer metering inaccuracies
3: Variable production cost (applied to Real Losses)

AWWA Free Water Audit Software: Worksheet

FWAS v6.0

American Water Works Association.
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Water Audit Report for: City of Soledad
Audit Year: 2022 | Jan 01 2022 - Dec 31 2022 | Calendar

Click 'n' to add notes
Click 'g' to determine data validity grade

To edit water system info: go to start page

To access definitions, click the input name

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

Water Supplied Error Adjustments

WATER SUPPLIED

choose entry option:

VOS	Volume from Own Sources:	n	g	7	676.354	MG/Yr	n g 8	volume		MG/Yr	VOSEA
WI	Water Imported:	n	g	n/a	0.000	MG/Yr					WIEA
WE	Water Exported:	n	g	n/a	0.000	MG/Yr					WEEA

WATER SUPPLIED: 676.354 MG/Yr

AUTHORIZED CONSUMPTION

choose entry option:

BMAC	Billed Metered:	n	g	8	620.138	MG/Yr		
BUAC	Billed Unmetered:	n	g	n/a	0.000	MG/Yr		
UMAC	Unbilled Metered:	n	g	10	1.045	MG/Yr		
UUAC	Unbilled Unmetered:	n	g	3	1.550	MG/Yr	0.25%	default

Default option selected for Unbilled Unmetered, with automatic data grading of 3

AUTHORIZED CONSUMPTION: 622.733 MG/Yr

WATER LOSSES

53.621 MG/Yr

Apparent Losses

Default option selected for Systematic Data Handling Errors, with automatic data grading of 3

choose entry option:

SDHE	Systematic Data Handling Errors:	n	g	3	1.550	MG/Yr	0.25%	default	
CMI	Customer Metering Inaccuracies:	n	g	2	6.275	MG/Yr	1.00%	percent	under-registration
UC	Unauthorized Consumption:	n	g	3	1.550	MG/Yr	0.25%	default	

Default option selected for Unauthorized Consumption, with automatic data grading of 3

Apparent Losses: 9.375 MG/Yr

Real Losses

Real Losses: 44.245 MG/Yr

WATER LOSSES: 53.621 MG/Yr

NON-REVENUE WATER

NON-REVENUE WATER: 56.216 MG/Yr

SYSTEM DATA

Lm	Length of mains:	n	g	10	44.0	miles	(including fire hydrant lead lengths)
Nc	Number of service connections:	n	g	10	4,297		(active *and* inactive)
	Service connection density:				98	conn./mile main	

Are customer meters typically located at the curbstop/property line? Yes

Lp n g 10

Average length of customer service line has been set to zero and a data grading of 10 has been applied

AOP Average Operating Pressure: n g 7 83.0 psi

COST DATA

CRUC	Customer Retail Unit Charge:	n	g	9	$4.24	$/1000 gallons (US)	Total Annual Operating Cost	
VPC	Variable Production Cost:	n	g	9	$750.35	$/Million gallons	$2,950,183	$/yr (optional input)

WATER AUDIT DATA VALIDITY TIER:

***** The Water Audit Data Validity Score is in Tier III (51-70). See Dashboard tab for additional outputs. *****

go to dashboard

A weighted scale for the components of supply, consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION TO IMPROVE DATA VALIDITY:

Based on the information provided, audit reliability can be most improved by addressing the following components:

1: Volume from Own Sources (VOS)
2: Customer Metering Inaccuracies (CMI)
3: Billed Metered (BMAC)

KEY PERFORMANCE INDICATOR TARGETS:

OPTIONAL: If targets exist for the operational performance indicators, they can be input below:

Unit Total Losses:		gal/conn/day
Unit Apparent Losses:		gal/conn/day
Unit Real Losses[A]:		gal/conn/day
Unit Real Losses[P]:		gal/mile/day

If entered above by user, targets will display on KPI gauges (see Dashboard)

AWWA Free Water Audit Software: Worksheet

FWAS v6.0

American Water Works Association.
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Water Audit Report for: City of Soledad
Audit Year: 2023 | Jan 01 2023 - Dec 31 2023 | Calendar

Click 'n' to add notes
Click 'g' to determine data validity grade

To edit water system info: go to start page

To access definitions, click the input name

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

WATER SUPPLIED

Water Supplied Error Adjustments
choose entry option:

VOS	Volume from Own Sources:	n	g	7	650.852	MG/Yr	n g 10	volume	0.001	MG/Yr	under-registration	VOSEA
WI	Water Imported:	n	g	n/a	0.000	MG/Yr						WIEA
WE	Water Exported:	n	g	n/a	0.000	MG/Yr						WEEA

WATER SUPPLIED: 650.853 MG/Yr

AUTHORIZED CONSUMPTION

choose entry option:

BMAC	Billed Metered:	n	g	8	601.172	MG/Yr		
BUAC	Billed Unmetered:	n	g	n/a	0.000	MG/Yr		
UMAC	Unbilled Metered:	n	g	10	0.261	MG/Yr		
UUAC	Unbilled Unmetered:	n	g	3	1.503	MG/Yr	0.25%	default

Default option selected for Unbilled Unmetered, with automatic data grading of 3

AUTHORIZED CONSUMPTION: 602.936 MG/Yr

WATER LOSSES

47.917 MG/Yr

Apparent Losses

Default option selected for Systematic Data Handling Errors, with automatic data grading of 3

choose entry option:

SDHE	Systematic Data Handling Errors:	n	g	3	1.503	MG/Yr	0.25%	default	
CMI	Customer Metering Inaccuracies:	n	g	2	6.075	MG/Yr	1.00%	percent	under-registration
UC	Unauthorized Consumption:	n	g	3	1.503	MG/Yr	0.25%	default	

Default option selected for Unauthorized Consumption, with automatic data grading of 3

Apparent Losses: 9.081 MG/Yr

Real Losses

Real Losses: 38.836 MG/Yr

WATER LOSSES: 47.917 MG/Yr

NON-REVENUE WATER

NON-REVENUE WATER: 49.681 MG/Yr

SYSTEM DATA

Lm	Length of mains:	n	g	10	44.0	miles	(including fire hydrant lead lengths)
Nc	Number of service connections:	n	g	10	4,400		(active *and* inactive)
	Service connection density:				100	conn./mile main	

Are customer meters typically located at the curbstop/property line? Yes

Lp n g 10

Average length of customer service line has been set to zero and a data grading of 10 has been applied

AOP Average Operating Pressure: n g 7 83.0 psi

COST DATA

CRUC	Customer Retail Unit Charge:	n	g	9	$5.23	$/1000 gallons (US)	Total Annual Operating Cost	
VPC	Variable Production Cost:	n	g	9	$1,066.96	$/Million gallons	$3,045,124	$/yr (optional input)

WATER AUDIT DATA VALIDITY TIER:

***** The Water Audit Data Validity Score is in Tier III (51-70). See Dashboard tab for additional outputs. *****

go to dashboard

A weighted scale for the components of supply, consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION TO IMPROVE DATA VALIDITY:

Based on the information provided, audit reliability can be most improved by addressing the following components:

1: Volume from Own Sources (VOS)
2: Customer Metering Inaccuracies (CMI)
3: Billed Metered (BMAC)

KEY PERFORMANCE INDICATOR TARGETS:

OPTIONAL: If targets exist for the operational performance indicators, they can be input below:

Unit Total Losses:		gal/conn/day
Unit Apparent Losses:		gal/conn/day
Unit Real Losses[A]:		gal/conn/day
Unit Real Losses[P]:		gal/mile/day

If entered above by user, targets will display on KPI gauges (see Dashboard)

AWWA Free Water Audit Software: Worksheet

FWAS v6.0

American Water Works Association.
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Water Audit Report for: City of Soledad
Audit Year: 2024 | Jan 01 2024 - Dec 31 2024 | Calendar

Click 'n' to add notes
Click 'g' to determine data validity grade

To edit water system info: go to start page

To access definitions, click the input name

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

WATER SUPPLIED

Water Supplied Error Adjustments
choose entry option:

VOS	Volume from Own Sources:	n	g	7	673.192	MG/Yr	n g 10	volume	0.087	MG/Yr	over-registration	VOSEA
WI	Water Imported:	n	g	n/a	0.000	MG/Yr						WIEA
WE	Water Exported:	n	g	n/a	0.000	MG/Yr						WEEA

WATER SUPPLIED: 673.105 MG/Yr

AUTHORIZED CONSUMPTION

choose entry option:

BMAC	Billed Metered:	n	g	8	631.296	MG/Yr		
BUAC	Billed Unmetered:	n	g	n/a	0.000	MG/Yr		
UMAC	Unbilled Metered:	n	g	10	0.314	MG/Yr		
UUAC	Unbilled Unmetered:	n	g	3	1.578	MG/Yr	0.25%	default

Default option selected for Unbilled Unmetered, with automatic data grading of 3

AUTHORIZED CONSUMPTION: 633.189 MG/Yr

WATER LOSSES

39.916 MG/Yr

Apparent Losses

Default option selected for Systematic Data Handling Errors, with automatic data grading of 3

choose entry option:

SDHE	Systematic Data Handling Errors:	n	g	3	1.578	MG/Yr	0.25%	default	
CMI	Customer Metering Inaccuracies:	n	g	2	6.380	MG/Yr	1.00%	percent	under-registration
UC	Unauthorized Consumption:	n	g	3	1.578	MG/Yr	0.25%	default	

Default option selected for Unauthorized Consumption, with automatic data grading of 3

Apparent Losses: 9.536 MG/Yr

Real Losses

Real Losses: 30.380 MG/Yr

WATER LOSSES: 39.916 MG/Yr

NON-REVENUE WATER

NON-REVENUE WATER: 41.809 MG/Yr

SYSTEM DATA

Lm	Length of mains:	n	g	10	44.0	miles	(including fire hydrant lead lengths)
Nc	Number of service connections:	n	g	10	4,427		(active *and* inactive)
	Service connection density:				101	conn./mile main	

Are customer meters typically located at the curbstop/property line? Yes

Lp n g 10

Average length of customer service line has been set to zero and a data grading of 10 has been applied

AOP Average Operating Pressure: n g 7 70.0 psi

COST DATA

CRUC	Customer Retail Unit Charge:	n	g	10	$5.69	$/1000 gallons (US)	Total Annual Operating Cost	
VPC	Variable Production Cost:	n	g	8	$889.31	$/Million gallons	$3,538,026	$/yr (optional input)

WATER AUDIT DATA VALIDITY TIER:

***** The Water Audit Data Validity Score is in Tier III (51-70). See Dashboard tab for additional outputs. *****

go to dashboard

A weighted scale for the components of supply, consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION TO IMPROVE DATA VALIDITY:

Based on the information provided, audit reliability can be most improved by addressing the following components:

1: Volume from Own Sources (VOS)
2: Customer Metering Inaccuracies (CMI)
3: Billed Metered (BMAC)

KEY PERFORMANCE INDICATOR TARGETS:

OPTIONAL: If targets exist for the operational performance indicators, they can be input below:

Unit Total Losses:		gal/conn/day
Unit Apparent Losses:		gal/conn/day
Unit Real Losses^{A}:		gal/conn/day
Unit Real Losses^{D}:		gal/mile/day

If entered above by user, targets will display on KPI gauges (see Dashboard)

Appendix D

2025 Water Shortage Contingency Plan

City of Soledad 2025 Water Shortage Contingency Plan

Public Review Draft

prepared by

City of Soledad
Public Works Department
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Soledad, California 93960
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June 2026

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1 Introduction

The City of Soledad (City) is responsible for conserving available water supply, protecting the integrity of water supply facilities and infrastructure, and implementing a contingency plan in times of drought, supply reductions, failure of water distribution systems, or emergencies. Particular emphasis is placed on use of domestic (potable) water, sanitation, fire protection, and preservation of public health, welfare, and safety, in addition to minimization of the adverse impacts of water supply shortage or other water supply emergency conditions that do not include recycled water.

The City has developed this Water Shortage Contingency Plan (WSCP) in accordance with California Water Code (CWC) Section 10632, which is part of the Urban Water Management Plan Act (Act) regulatory requirements and in alignment with the Department of Water Resources (DWR) 2025 UWMP Guidebook.

The WSCP describes the following:

- **Water Supply Reliability Analysis.** Summarizes the City's water supply analysis and reliability and identifies the key issues that may trigger a shortage condition.
- **Annual Water Supply and Demand Assessment Procedures.** Describes the key data inputs, evaluation criteria, and methodology for assessing the system's reliability for the coming year and the steps to formally declare any water shortage levels and response actions.
- **Six Standard Water Shortage Levels.** Establishes water shortage levels to clearly identify and prepare for shortages.
- **Shortage Response Actions.** Describes the response actions that may be implemented or considered for each stage to reduce gaps between supply and demand as well as minimize social and economic impacts to the community.
- **Communication Protocols.** Describes communication protocols under each stage to ensure customers, the public, and City Council are informed of shortage conditions and requirements.
- **Compliance and Enforcement.** Defines compliance and enforcement actions available to administer demand reductions.
- **Legal Authority.** Lists the legal documents that grant the City the authority to declare a water shortage and implement and enforce response actions.
- **Financial Consequences of WSCP Implementation.** Describes the anticipated financial impact of implementing water shortage stages and identifies mitigation strategies to offset financial burdens.
- **Monitoring and Reporting.** Summarizes the monitoring and reporting techniques to evaluate the effectiveness of shortage response actions and overall WSCP implementation. Results are used to determine if additional shortage response actions should be activated or if efforts are successful and response actions should be reduced.
- **WSCP Refinement Procedures.** Describes the factors that may trigger updates to the WSCP and outlines how to complete an update.
- **Special Water Features Distinction.** Identifies exemptions for ponds, lakes, fountains, pools, and spas, etc.
- **Plan Adoption, Submittal, and Availability.** Describes the process for the WSCP adoption, submittal, and availability after each revision.

This WSCP provides the strategic responses the City may take if a water shortage is declared to conserve and manage water resources essential to maintain public health and community vitality. It is included as an appendix to the 2025 UWMP. However, this WSCP is separate from the City's 2025 UWMP and can be amended, as needed, without amending the 2025 UWMP.

2 Water Supply Reliability Analysis

2.1 Supply Characterization

The City provides potable water to customers through the operation of five active municipal groundwater wells. The groundwater wells have a combined total pumping capacity of about 4,788 gallons per minute (gpm) and a firm capacity of 3,260 gpm. The capacity is sufficient for all areas within the existing city limits and within some areas designated for growth. The City has been proactive with respect to improving and developing its water supply system, including proactive planning for the development of additional sources to keep up with additional demand due to future growth. To ensure a reliable water supply, the City is developing a Recycled Water Conveyance (RW) Project for irrigation of City-owned parks and school turf and landscape areas. Use of recycled water is anticipated to begin in late 2026. A detailed description of the City's water supply characterization is discussed in Chapter 6 of the UWMP.

2.1.1 Local Groundwater

The City's main source of water supply is groundwater from the Basin Fill Aquifer within the Forebay Aquifer Subbasin (Forebay Subbasin) in the Salinas Valley Groundwater Basin (Basin) (DWR Subbasin No. 3-004.04), a medium-priority basin under the Sustainable Groundwater Management Act (SGMA). The Subbasin is managed under a DWR-approved Groundwater Sustainability Plan (GSP) by two Groundwater Sustainability Agencies (GSAs), the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) and the Arroyo Seco GSA (ASGSA). The City is a member of the SVBGSA.

Recent monitoring indicates groundwater levels remain above minimum thresholds established in the GSP, with no undesirable results identified under SGMA. Municipal pumping by the City represents a small portion of total Forebay Subbasin groundwater extraction. Groundwater quality is generally suitable for municipal use, and the City's supply meets all state and federal drinking water standards following treatment. Groundwater availability and quality do not currently constrain the City's water supply but are monitored through SGMA and ongoing regulatory programs. A detailed description of local groundwater is provided under Section 6.2.2 of the 2025 UWMP.

2.2 Reliability Assessment

Chapter 7 of City's 2025 UWMP describes the reliability of the City's water supply by comparing supply and demand projections through 2050 for normal year, single-dry year, and multiple dry years. The chapter also assesses the drought risk over the next five years (2026 to 2030) assuming the driest five-year period is repeated over the next five years. Water supply reliability reflects the City's ability to meet the water needs of its customers with water supplies under varying conditions. The analysis considers plausible hydrological and regulatory variability, climate conditions, and other factors that affect the City's water supply and demand. The 2025 reliability analysis indicates that the City's water supplies are reliable, and no shortages are anticipated.

2.3 2026-2030 Drought Risk Assessment

CWC Section 10635 (b) requires a Drought Risk Assessment (DRA) to be included in the UWMP. The DRA provides an overview of the anticipated surplus or deficit if a drought were to occur in the next five years. The DRA evaluates each water supply's reliability and compares available water supplies and projected demands during a five-consecutive dry-year scenario. This short-term analysis can help water suppliers foresee undesired risks, such as upcoming shortages, and provide time to evaluate and implement the

necessary response actions needed to mitigate shortages in a less impactful manner to the community and environment.

The DRA applies the five driest consecutive historical hydrologic years (2011–2015) to the 2026–2030 planning period to represent a conservative multiple dry year scenario. The analysis uses the same methodology and assumptions as the multiple dry year evaluation in the Water Service Reliability Assessment. Unconstrained potable water demand from 2025 serves as the baseline, with demand increases of 8% in the first year of drought and 1% in each subsequent year. The analysis assumes the City would implement demand reduction actions under the WSCP beginning in the second year of a multi-year drought, resulting in an estimated cumulative annual demand reduction of 2.5%.

Water supply availability for the DRA is based on the City's current firm potable well capacity of 5,258 acre-feet per year (AFY), which is conservatively assumed to remain constant through 2030. Even under the projected multi-year drought scenario, estimated peak potable water demand remains well below available firm supply. As a result, the City's potable water service reliability is projected to be 100% in each year of the five-year drought scenario.

The DRA concludes that a water shortage condition due to extended drought is not expected to occur during the 2026–2030 period. However, the City will continue to implement and refine water use efficiency programs and maintain preparedness measures identified in the WSCP to ensure long-term water supply reliability under a range of hydrologic conditions.

2.4 Water Supply Reliability Risks

The City's water supply may be threatened by different risks which are summarized below and detailed in Chapter 7 of the 2025 UWMP.

As mentioned above, the City relies exclusively on groundwater from the Forebay Subbasin to meet potable demands. Water supply reliability risks are primarily associated with infrastructure vulnerability, groundwater availability, water quality, and future recycled water constraints.

Groundwater supply may be disrupted by well or system failures caused by equipment malfunctions, earthquakes, flooding, or other emergencies. While the City's firm potable well capacity is adequate to meet current demands, recent temporary well outages in 2024 demonstrated short-term operational vulnerability that required voluntary conservation measures. The City continues to invest in infrastructure improvements to enhance system reliability.

Long-term groundwater availability depends on the sustainable yield of the Forebay Subbasin under SGMA. Groundwater levels currently remain above established minimum thresholds, and no undesirable results have been identified. However, groundwater availability may be affected over time by climate-driven changes to recharge and hydrologic conditions.

Groundwater quality is generally suitable for municipal use and consistently meets state and federal drinking water standards following treatment. Naturally occurring constituents and agricultural land use represent the primary long-term water quality considerations and could affect future treatment needs.

Beginning around 2030, recycled water will offset potable groundwater use for landscape irrigation, improving overall supply reliability. Recycled water use may be constrained by elevated total dissolved solids, particularly under reduced wastewater flows associated with long-term conservation requirements, potentially limiting suitability for certain landscape irrigation uses.

Emergency supply disruptions are addressed through the City's *Emergency Operations Plan* (EOP) and the WSCP. No legal or institutional constraints have been identified that would limit access to the City's water supplies.

3 Annual Water Supply and Demand Assessment

As an urban water supplier, the City is required under CWC Section 10632(a)(2) to prepare and submit an "annual water supply and demand assessment" (Annual Assessment). The Annual Assessment is a determination of the City's near-term outlook for supplies and demands and how a perceived shortage may relate to WSCP shortage level response actions in the current calendar year. This determination will be based on known circumstances and information available to the City at the time of analysis.

Starting in 2022, the Annual Assessment will be due by July 1 of each year, as indicated by CWC Section 10632.1. The Annual Assessment and related reporting are to be conducted based on the procedures described in this WSCP. This section describes the City's procedures for conducting the Annual Assessment, which includes (1) the written decision-making process to determine water supply reliability and (2) the key data inputs and assessment methodology to evaluate water supply reliability for the current year and one dry year.

Separate from the requirements of the WSCP Annual Assessment, the City is also subject to SWRCB drought and conservation reporting under Order No. DDW_HQ_2024_001. As a community public water system and urban retail water supplier, the City submits applicable drought and conservation reports through the SAFER Clearinghouse in accordance with SWRCB instructions.

3.1 Process to Conduct the Annual Assessment

The City's Annual Assessment will primarily be based on the water supply planning, forecasting, and water budgeting of the Forebay Subbasin as a whole and specifically the Basin Fill Aquifer. The City will work closely with the Monterey County Water Resources Agency, (MCWRA), the SBVGSA, and others to assess the Basin condition.

The City will perform an assessment as discussed below. If the assessment indicates a current or expected shortage level, the City Council shall vote on the findings of the Annual Assessment and, if necessary, trigger implementation of any water shortage response actions resulting from the Annual Assessment through a resolution. The steps to complete the Annual Assessment are described below.

3.2 Key Data Inputs and Evaluation Criteria

On or before June 1 of each year, the City will evaluate water supply reliability for the current year and one dry year for the purpose of the Annual Assessment. The Annual Assessment determination will be based on considerations of local water supplies, unconstrained water demand, planned water use, and infrastructure considerations. The balance between projected Forebay Subbasin supplies and anticipated unconstrained demand will be used to determine what, if any, shortage level is expected under the WSCP framework. The WSCP's standard shortage levels are defined in terms of shortage percentages. The assessment will be performed separately for anticipated current year conditions and for assumed dry year conditions.

3.2.1 Available Water Supply

Available water supply for the City is quantified each year by summing the capacity of each groundwater well, in gpm. An analysis of one subsequent dry year is also completed. Since the City's water supply has not historically been impacted by drought, it is likely that the available supply for the subsequent dry year will be the same as the current year.

3.2.2 Unconstrained Customer Demand

The WSCP and Annual Assessment define unconstrained demand as expected water use prior to any projected shortage response actions that may be taken under the WSCP. Unconstrained demand is distinguished from observed demand, which may be constrained by preceding, ongoing, or future actions, such as emergency supply allocations during a multi-year drought. WSCP shortage response actions to constrain demand are inherently extraordinary. Routine activities, such as ongoing conservation programs and regular operational adjustments, are not considered constraints on demands. The City uses historical water use, by customer classification, to inform demand trends as it relates to known development, weather, and economic conditions in the city. Additionally, the City factors in land use planning data to improve demand forecasts.

Water Use and Connections. Water use can be quantified by summing the meter usage of each customer class for the previous year. Customer water demands for the City can be projected for the upcoming year based on the previous year's water usage and the number of anticipated new customer connections.

Population. To calculate the annual future population, multiply the number of anticipated new customer connections by the number of persons per household as shown on the U.S. Census Bureau website for the City. That number shall be added to the current population to obtain the future population.

Future Population = Current Population + Number of New Connections x Persons per Household

Anticipated Water Demand. To calculate anticipated demands for the upcoming year, multiply each meter usage per customer class by the future population and divide it by the current population.

Anticipated Demand = [Meter Usage x Future Population]÷/Current Population

If the available water supply is greater than the anticipated customer demand for the upcoming year, then the City does not need to take any further action. If the anticipated customer demand for the upcoming year is greater than the available water supplies, the City can initiate water conservation actions as detailed in this WSCP.

3.2.3 Planned Water Use for Current Year Considering Dry Subsequent Year

CWC Section 10632(a)(2)(B)(ii) requires the Annual Assessment to determine "current year available supply, considering hydrological and regulatory conditions in the current year and one dry year." The Annual Assessment will include two separate estimates of annual water supply and unconstrained demand using (1) current year conditions and (2) assumed dry year conditions. Accordingly, the Annual Assessment's shortage analysis will present separate sets of findings for the current year and dry year scenarios. The CWC does not specify the characteristics of a dry year, allowing discretion to the water supplier. The City will use its discretion to refine and update its assumptions for a dry year scenario in each Annual Assessment as information becomes available and in accordance with best management practices.

In the City's 2025 UWMP, the "single dry year" is characterized to resemble conditions as a year in which conditions reflect the lowest water supply available to the City. Supply and demand analyses for the single-dry year case were based on conditions affecting the Forebay Subbasin. However, as presented, the City's water supply has not historically been impacted by drought. Therefore, planned water use for the current year may not be impacted by an anticipated subsequent dry year. Even so, each Annual Assessment will be performed.

3.2.4 Infrastructure Considerations

Infrastructure reliability, capability, and construction considerations are included as part of the Annual Assessment. The City's infrastructure capabilities are constantly monitored by water utility management, operations, and engineering staff and communicated if adjustments in water supplies are required throughout the year. If infrastructure projects are anticipated for the upcoming year that could impact water supply production (e.g., repairs at treatment plant, new groundwater well), these water supply impacts shall be evaluated for the time frame (i.e., months) the infrastructure projects will impact the system. Thus, the available water supply shall be increased or reduced accordingly for each month.

3.2.5 Other Considerations

The following are locally applicable factors that can influence or disrupt supplies, along with other unique considerations that are considered as part of the Annual Assessment:

- Construction projects
- Planned and unplanned outages on any major infrastructure
- Demand fluctuations with weather changes
- Natural disasters, such as fires, earthquakes, or pandemics
- Electrical outages
- Water quality
- Equipment failures
- Water Treatment Plant or Water Reclamation Facility disruptions
- Legal or regulatory issues that disrupt water reliability

4 Six Standard Water Shortage Levels

As required by CWC Section 10632(a)(3)(A), the WSCP is framed around six standard water shortage levels that represent shortages from the normal reliability as determined in the Annual Assessment.

The six water shortage levels have been standardized by the CWC to provide a consistent regional and statewide approach to conveying the relative severity of water supply shortage conditions. The six standard shortage levels correspond to progressively increasing estimated shortage conditions (up to 10, 20, 30, 40, 50, and greater than 50% water shortages) and align with the response actions the City may implement to meet a declared water shortage or emergency.

The levels will be implemented during water supply shortages or regional drought conditions that may or may not directly influence the City's water supplies. The level of determination and declaration of a water supply shortage will be made by the City Council.

For example, if the Annual Assessment determines a shortage of 17%, the City would implement shortage response actions under Standard Shortage Level 2. Table 1 lists the six water shortage levels.

Table 1 Water Shortage Contingency Plan Levels

Standard Shortage Levels	% Shortage Range
1	Up to 10%
2	Up to 20%
3	Up to 30%
4	Up to 40%
5	Up to 50%
6	>50%

4.1 Shortage Response Actions

CWC Section 10632(a)(4) requires the WSCP to specify shortage response actions that align with the defined shortage levels. Shortage response actions included in this WSCP are a mix of prohibitions on end use, demand reduction methods, supply augmentation, and operational change measures. DWR defines prohibitions on end uses as measures to address areas that are the responsibility of end users, such as a broken sprinkler or leaking faucet.

4.1.1 Demand Reduction

The City supports the efficient use of water at all times. As such, the City has a baseline of permanent water use restrictions and measures that apply during normal supply or water shortage conditions (see Section 4.2.4). The City promotes individual actions on an on-going basis through its education and outreach resources.

The City has identified a variety of demand reduction actions to offset water supply shortages. Demand reduction measures are strategies intended to decrease water demand to close the gap between supply and demand. The City employs a variety of techniques to encourage community members to be more involved and educated about water conservation. These techniques include actions planned to be taken at the consumer level including, but not limited to, leak detection and repair, limitations on irrigation, and additional voluntary actions to reduce customer demand.

A full list of demand reduction methods performed at various supply shortage stages are provided in Table 2 and discussed below. The shortage gap reduction ranges shown for individual demand reduction actions represent the total anticipated reduction associated with the applicable shortage level. Actions are implemented collectively, and their individual effects are overlapping and not discretely quantifiable.

Table 2 Demand Reduction Actions

DWR Submittal Table 8-3 Retail: Demand Reduction Actions
Water Code Section 10632(a)(4)(B) and (E)

Shortage Level	Demand Reduction Actions	How much is this going to reduce the shortage gap?		Additional Explanation or Reference	Penalty, Charge, or Other Enforcement?
		Volume or Percentage	Shortage Gap Reduction Value		
1	Expand Public Information Campaign	Percentage	Up to 10%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
1	Landscape - Other landscape restriction or prohibition	Percentage	Up to 10%	Encourage outdoor water use efficiency	No
2	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
2	Other	Percentage	10–20%	Voluntary reductions	No
3	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
3	Landscape - Limit landscape irrigation to specific days	Percentage	20–30%	Existing landscape (including Golf Course and Athletic Fields out-of-play areas) limited to 2 days/week; New landscape for adequate growth up to 5 weeks	Yes
3	Landscape - Limit landscape irrigation to specific times	Percentage	20–30%	Golf courses/Athletic fields in-play areas before 10 am or after 5 pm	Yes
3	CII - Lodging establishment must offer opt out of linen service	Percentage	20–30%	Offer limited linen/towel exchange	Yes
3	CII - Other CII restriction or prohibition	Percentage	20–30%	Compliance with outdoor water use required	Yes
3	Other - Prohibit use of potable water for construction and dust control	Percentage	20–30%		Yes
3	Other	Percentage	20–30%	Vehicle washing on assigned landscape watering days	Yes
4	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
4	Landscape - Limit landscape irrigation to specific days	Percentage	30–40%	Existing landscape (including Golf Course and Athletic Field out-of-play areas) limited to 1 day/week; New landscape 3 days/week for 5 weeks, then 1 day/week	Yes
4	Landscape - Limit landscape irrigation to specific days	Percentage	30–40%	Golf courses/Athletic fields in-play areas before 10 am or after 5 pm	Yes
4	CII - Lodging establishment must offer opt out of linen service	Percentage	30–40%	Towel exchange limited to once every 2 nights or for entire stay, whichever shorter	Yes
4	Other water feature or swimming pool restriction	Percentage	30–40%	Draining/refilling only if pool component has become hazardous; must be covered to avoid evaporation	Yes
4	CII - Other CII restriction or prohibition	Percentage	30–40%	Vehicle washing on assigned landscape watering days/hours; limited fleet washing	Yes
4	Other	Percentage	30–40%	All water use reduction encouraged; Mandatory use reduction targets, as established by City Council	Yes
5	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
5	Landscape - Limit landscape irrigation to specific days	Percentage	40–50%	All days prohibited, except for new landscape	Yes
5	Landscape - Limit landscape irrigation to specific times	Percentage	40–50%	All times prohibited, except for new landscape	Yes
5	CII - Lodging establishment must offer opt out of linen service	Percentage	40–50%	Towel exchange limited to once every 3 nights, or for entire stay, whichever shorter	Yes
5	Other water feature or swimming pool restriction	Percentage	40–50%	All filling/draining/re-filling prohibited	Yes
5	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Percentage	40–50%		Yes
5	CII - Other CII restriction or prohibition	Percentage	40–50%	Mandatory use reduction targets, as established by City Council	Yes
5	Other	Percentage	40–50%	Mandatory construction water budgets, as established by City Council	Yes
6	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
6	Landscape - Prohibit certain types of landscape irrigation	Percentage	Greater than 50%	Elimination of all turf irrigation with potable supplies; restrict watering to shrubs and trees by hand or drip irrigation only	Yes
6	Landscape - Other landscape restriction or prohibition	Percentage	Greater than 50%	Shutoff of dedicated landscape meters	Yes
6	CII - Restaurants may only serve water upon request	Percentage	Greater than 50%		Yes
6	Moratorium or Net Zero Demand Increase on New Connections	Percentage	Greater than 50%	Moratorium on provision of new customer meters	Yes
6	Other - Prohibit use of potable water for construction and dust control	Percentage	Greater than 50%	Elimination of issuance of construction (hydrant) meters	Yes
6	Other	Percentage	Greater than 50%	Other mandatory restrictions and enforcement	Yes

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4.1.2 Supply Augmentation

The City does not plan to utilize additional supply sources during a water shortage but rather mitigate supply impacts through demand reduction actions and/or utilize additional imported water to meet demands. Therefore, no supply augmentation and other actions are reported.

4.1.3 Operational Changes

During shortage conditions, operations may be affected by demand reduction responses. Operational changes to address a water shortage may be implemented based on the severity of the reduction goal. The City, with City Council approval as needed, will consider their operational procedures at the time of a shortage to identify changes they can take to maximize supply and reduce demand during a water shortage stage.

4.1.4 Additional Mandatory Restrictions

In addition to any shortage response level being declared, the City maintains the following prohibitions and restrictions at all times. Per the City's Ordinance 534 Section 2 (part), 1993, Chapter 13.09, Mandatory Water Conservation (Attachment A), the following is an abbreviated list from the Ordinance:

- Repair plumbing, sprinkler, and irrigation systems in a reasonable time after identification of leaks.
- No using potable water through a hose to wash vehicles, clean the exterior of any building or structure, or clean paved or hard-surfaced areas unless the hose is equipped with an automatic shutoff nozzle.
- No spilling water into streets, curbs, or gutters or to cause any runoff.
- No emptying and refilling of swimming pools/spas except to repair structural damage or comply with public health regulations.
- Only use recycled (recirculated) water in decorative fountains.
- No use of potable water for construction activities where there is a reasonably available source of recycled water.
- The City shall maintain a distribution system leakage detection and repair program.
- New construction shall have ultra-low-flow toilets, low-flow showerheads, water recirculating systems and, if requiring a permit, shall apply drought-tolerant landscaping principles.
- Retrofit toilets and showerheads to ultra-low-flow and low-flow devices on change of ownership.
- No indiscriminate running of water which is wasteful and without reasonable purpose.
- Maintain irrigation of lawns, landscape, and other turf areas in accordance with City and county ordinances.

4.1.5 Emergency Response Plan

The UWMP Act requires water suppliers to identify actions they will take if there is a catastrophic supply interruption, specifically including interruptions from a power outage, earthquake, or other non-drought-related emergency. In March 2020, the City adopted an *Emergency Operations Plan* (EOP) to ensure the most efficient use of resources to protect its community and its property before, during, and after a natural, technological, or man-made emergency, including cyberattacks. The *EOP* is an extension of the *State Emergency Plan* and the *Monterey County Operational Area Plan*. The *EOP* is designed to assist City and other staff members who have key roles and responsibilities for responding during emergencies.

The *EOP* includes a Hazard Analysis that identifies designated City-owned critical infrastructure which includes water and wastewater facilities. The *EOP* includes guidelines and agreements for cooperative efforts with other state and local agencies, as required by the California Department of Public Health.

The City also prepared Emergency Actions Plans, which would initiate in the event of a catastrophic reduction of its water supply. The Emergency Actions Plans provide designated personnel with knowledge of the incident objectives and the steps required for achievement. The plans also serve to provide a basis for measuring achievement of objectives and overall system performance.

Additionally, the City is a member of the California Water/Wastewater Agency Response Network (CalWARN). The mission of CalWARN is to support and promote statewide emergency preparedness, disaster response, and mutual assistance processes for public and private water and wastewater utilities. CalWARN expands member abilities to achieve agency, regional, and state preparedness by providing tools and proven practices to enhance readiness.

4.1.6 Seismic Risk Assessment and Mitigation Plan

CWC Section 10632.5(c) requires the WSCP to include a seismic risk assessment and mitigation plan to assess the vulnerability of each water facility. The City relies on the 2022 *Monterey County Multi-Jurisdictional Hazard Mitigation Plan* (MJHMP) to meet this requirement.

Monterey County is in an active seismic region that includes several major faults, such as the San Andreas Fault. Earthquakes occur regularly in the region, with multiple small events recorded each year and the potential for moderate or larger damaging earthquakes at any time. As reflected in the *2022 MJHMP*, the U.S. Geological Survey indicates a meaningful likelihood of a major earthquake affecting the area in the coming decades.

According to the *2022 MJHMP*, all areas of the City experience a moderate level of shaking risk, and several critical public facilities could be affected during a significant seismic event. The City's hazard mitigation strategy prioritizes identifying vulnerable facilities and implementing structural or non-structural improvements, as feasible, to reduce damage and maintain essential services. These actions are intended to help ensure that critical infrastructure, including water facilities, can continue to operate before, during, and after an earthquake.

4.2 Shortage Response Action Effectiveness

As a standard operating procedure, the City tracks water through the production, distribution, and billing systems. The City's annual Water Loss Audit reporting to DWR helps identify non-revenue water loss. During water shortage conditions, water use can be measured in comparison to what is considered to be a normal year demand (i.e., current customer base with approximately average rainfall), or in reference to a specific base year as may be dictated by Statewide requirements.

The effectiveness of actions initiated at each shortage response have been included in Table 2. Effectiveness is also impacted by successful communication and outreach efforts. For WSCP implementation, it is assumed that the upper end of the water savings would come from the use of multiple demand reduction actions in a stage.

5 Communication Protocols

Timely and effective communication is a critical element of WSCP implementation. Per CWC Section 10632(a)(5), the City has established communication protocols and procedures to inform customers, the public, interested parties, and local, regional, and state governments regarding any current or predicted shortages as determined by 1) the Annual Assessment (Section 3 of this WSCP) described pursuant to Section 10632.1; 2) any shortage response actions triggered or anticipated to be triggered by the Annual Assessment described pursuant to Section 10632.1; and 3) any other relevant communications.

Strategic communication is an ongoing activity where the purpose, audience, message, tools, and channels may change at any given moment. In the context of water shortage response, the purpose may be an emergency water shortage situation, such as may result from an earthquake, or a longer-term, non-emergency, shortage condition, such as may result from a drought.

In an emergency, the City will activate the communication protocol detailed in the City's *EOP*. In a non-emergency water shortage situation, the City will implement communication protocols outlined in this section.

5.1 Coordination

To communicate effectively during a water supply shortage, the WSCP implements coordination with various levels of City management, Forebay Subbasin manager, Monterey County Water Resources Agency, and other regional planning groups, including the Water Awareness Committee of Monterey County (WAC) and the Greater Monterey County Integrated Regional Water Management Program which includes 19 agency representatives in the region.

During droughts or other times of limited supply, the frequency and extent of coordination will increase to ensure outreach tactics are consistent with the changing needs of the region and, specifically, the City and its customers. The City will seek opportunities to leverage external resources to complement its own outreach and lean on the key community partnerships it has forged to coordinate and facilitate communication.

5.2 Key Audiences

The City's water customers inside and outside of the City limits, and other water users inside the City's service area are the key audiences.

5.3 Customer Outreach and Engagement Tools

Water efficiency as a sustainable way of life remains central to City messaging during normal supply conditions. Indoor and outdoor water use efficiency, sustainable landscaping principles, rebate programs, investments to maintain infrastructure, emergency preparedness, local supply programs, water quality, and local supply reliability are among some of the themes that are in the City's communications mix to promote, normalize, and advocate for water conserving ethics and activities.

Below is a summary of various strategies and activities the City uses or may use for communication that could be strategically ramped up in a water shortage condition as part of Demand Reduction Actions listed in Table 2.

5.3.1 Awareness and Education

- City website and subpages
- Social media (Instagram, Facebook, YouTube, NextDoor)
- eNewsletter
- Emails to customers
- Emails and correspondence to County, state, and local elected officials
- Media relations (press releases, interviews, op-eds)
- FAQ sheet/fact sheets
- Digital, print, and other paid media marketing
- Direct mail (bill messages/inserts, postcards, targeted letters)
- Community events
- Education outreach (e.g., school programs)
- Resources (water efficiency “how to” videos, lead detection guides, landscape design templates, etc.)
- Roadway signage

5.3.2 Communication through Action

- In-person, phone-based and virtual customer assistance
- On-site customer assistance (site surveys)
- Community events and demonstrations

5.4 Communication Objectives

The City will periodically provide the public with information about the WSCP using any of the outreach methods in Section 5.5. During water shortage conditions and when urgent conservation is needed, the City believes it is important to communicate the following to customers:

- Why water needs to be saved
- How much water needs to be saved and for how long (shortage level initiated and terminated)
- Specific actions needed to save water
- What the City, along with the water industry as a whole, is doing to remedy the water shortage condition

To that end, communication objectives during the various water shortage levels of the WSCP include the following:

- Motivate water users to increase conservation in ways that are consistent with any voluntary or mandatory actions called for at the current level of the WSCP
- Raise awareness and understanding of the drought, regulatory, or other condition affecting water supplies and the need for increased conservation
- Minimize confusion and maintain credibility of water agencies and conservation messages with an appropriate tone that invokes trust and avoids non-compliance backlash
- Make water users feel appreciated for accomplishments in improving their water use efficiency, and for supporting regional and local investments in water supply reliability
- Educate civic and business leaders and the public that the City has improved its water supply reliability and is committed to furthering local, sustainable, and reliable supplies

- Prepare the City's customers for any potential escalation (or de-escalation) of the WSCP based on trending supply conditions
- Ensure customers and stakeholders believe they are being treated equitably in relationship to others
- Maintain communication effectiveness by soliciting or monitoring feedback from regional water agencies/managers, key stakeholders, and the general public to update or adapt messages or communication tools
- Depart WSCP implementation having demonstrated the effectiveness and value of conservation actions and water supply reliability investments in minimizing impacts to customer's quality of life or the community's economy

5.5 Flexibility and Adaptability

To reduce water consumption during all water shortage levels, the City will increase its public education and outreach efforts to build awareness of demand reduction actions with the public. In addition, the City's outreach efforts will be regularly revised to reflect current conditions. Key communication strategies and associated water shortage level implementation are listed in Table 3 below. Communication strategies established from previous shortage levels are assumed to be built upon or intensified should water shortage conditions worsen.

Table 3 Communication Protocol During Water Shortage Conditions

Stage	Action
1-6	Announce status change to key stakeholders and the general public Provide regular updates to customers and the media on conditions
1-2	Increase agency coordination via monthly meetings
2	Conduct issue briefings with key officials and civic and business leaders Target outreach to dedicated irrigation accounts, particularly with homeowners associations to leverage their relationships and communication with their residents and/or sub-associations
3-4	Promote available water assistance resources for vulnerable populations; customized outreach for impact customer groups Conduct specialized outreach to reduce discretionary outdoor use while minimizing landscape damage
5-6	Suspend promotion of long-term water use efficiency programs/tools to focus on imminent needs
6	Perform crisis communication, as outlined in the City's Emergency Operations Plan; outreach messaging will reflect emergency conditions and the need to focus on health and public safety

[1] If a water shortage progresses through multiple stages all measures in the previous stage(s) are implemented in addition to current stage actions.

6 Compliance and Enforcement

CWC Section 10632(a)(6) describes compliance and enforcement provisions for the WSCP. The City aims to educate its customers when violations occur, to avoid repeat violations and future water waste. If educational efforts are not applicable or effective for customers who do not comply with restrictions implemented in a water shortage emergency, the City will use the enforcement measures found in Chapter 13.09 of the City's Municipal Code (Attachment A). Fines, the installation of a flow-restricting device, and other civil or criminal penalties may apply as described in Table 4 below.

Table 4 Enforcement During Water Shortage Conditions

Stage	Action
2	City issues a written warning notice when an alleged violation is first noted Penalties (fines) applied to each violation are identified as follows: First Violation: $50 fine Second and Subsequent Violations: $100 fine
3-6	City issues a written warning notice when an alleged violation is first noted If the violation is not corrected after one written warning notice, the City shall install a flow restrictive device on the service line of any customer observed by City personnel to be using water for any non-essential or unauthorized use Repeated violations of unauthorized water use will result in discontinuance of water service

6.1 Temporary Variances

As described in Chapter 13.09 of the City's Municipal Code, the City may grant temporary variances from water conservation requirements in cases of undue hardship or emergency conditions, consistent with the Municipal Code. Variance applications are submitted in writing, except in emergencies where the Community and Economic Development Director may waive this requirement. The City Manager may approve a variance for up to one year upon finding that the variance will not result in a significant adverse effect on the water supply or service to other customers. Conditions may be imposed to ensure consistency with the City's water conservation goals. Decisions may be appealed to the City Council, whose determination is final.

6.2 Legal Authorities

The City has the legal authority to implement and enforce its WSCP. California Constitution Article X – Water, Section 2, and CWC Section 100 provide that water must be put to beneficial use, the waste or unreasonable use or unreasonable method of use of water shall be prevented, and the conservation of water is to be exercised with a view to the reasonable and beneficial use thereof in the interest of the people and the public welfare. In addition, CWC Section 375 provides the City with the statutory authority to adopt and enforce water conservation restrictions, and CWC Section 350 et seq. authorizes the City to declare a water shortage emergency and impose water conservation measures when it determines that the City may not be able to satisfy ordinary demands without depleting supplies to an insufficient level.

If necessary, the City shall declare a water shortage emergency in accordance with CWC Chapter 3 (commencing with Section 350) of Division 1. Once having declared a water shortage, the City is provided with broad powers to implement and enforce regulations and restrictions for managing a water shortage.

Under California law, including CWC Chapters 3.3 and 3.5 of Division 1, Parts 2.55 and 2.6 of Division 6, Division 13, and Article X, Section 2 of the California Constitution, the City is authorized to implement the water shortage actions outlined in this WSCP. In water shortage cases, shortage response actions to be implemented will be at the discretion of the City and will be based on an assessment of the supply shortage, customer response, and need for demand reductions as outlined in this WSCP.

In addition, upon proclamation by the Governor of a state of emergency under the California Emergency Services Act (Chapter 7, commencing with Section 8550, of Division 1 of Title 2 of the Government Code) based on drought conditions, the State will defer to implementation of locally adopted WSCPs to the extent practicable.

The City has the legal authority to declare a water shortage and implement the actions outlined in this WSCP to restrict water use and prohibit water waste for all uses that are not necessary to sustain public health, sanitation, and fire protection.

7 Financial Consequences of WSCP Implementation

CWC Section 10632(a)(6) describes the financial consequences of implementing the WSCP and potential mitigation strategies. The City's water rates were modified in 2021 which included increases for water and wastewater through 2026 due to development of critical capital improvement projects, and repair and replacement of facilities and infrastructure that are designed to increase service reliability and help the City reduce its risk of water shortages in the future. In 2025, the City initiated an updated *Water, Sewer, and Recycled Water Rate Study* to evaluate future revenue requirements and ensure continued compliance with Proposition 218 and long-term utility financial planning.

7.1 Financial Impacts and Mitigation Action

In the event that the City implements the WSCP, it is recognized that the reductions in water sales would impact the revenues that would normally be generated to the Water Enterprise Fund. However, the City's Water Enterprise Fund revenues may vary according to regional weather, the economy, and other factors. For example, in dry years, local demands tend to increase, and the City may receive higher than anticipated revenues due to increased sales volumes. In contrast, in wet years, demands tend to decrease, and revenues drop due to lower sales volumes. Such revenue surpluses and shortages could cause instability in water rates.

To the extent that this reduction negatively impacts the coverage of its fixed costs (those that are not tied to volume), the City will temporarily utilize its Water Reserves to mitigate any shortfall. Maintaining financial reserves is a way the City can manage rate volatility. The reserves are fully flexible to use appropriately, including funds dedicated for rate stabilization. The reserves can, therefore, be a useful tool to offset the need for revenues during times of lower water sales or unanticipated water supply costs.

7.1.1 Reporting Cost of Compliance with Excessive Water Use Prohibition During Drought Emergency

To mitigate the effects of volumetric revenue volatility, the City seeks to maintain volumetric water rates, which closely match its volumetric cost of water produced. The City additionally generates a significant portion of total water sales revenues from the fixed water charge (flat rate), which is based on the size of the water meter. The City's fixed charge is designed to capture nearly all the City's fixed costs to provide water services, such as water quality testing, environmental compliance, administrative costs, maintenance and repair of facilities and assets, and capital expenditures that enhance local water supply reliability. The Water Enterprise Fund also receives a lesser amount of revenue from interest and miscellaneous revenue.

Under long-term drought conditions, it may be necessary to institute temporary increases to rates to cover increased operating expenses. The City is developing a rate study anticipated to be complete in Fall 2026 and may consider adopting a surcharge or flat rate increase over a specific time period to cover increased operating expenses while under a water shortage .This measure would allow the City to implement various levels of rate increases after the City Council, by resolution, has declared a threatened shortage of funds due to a water shortage or other emergency.

Conditions of drought and the implementation of water restrictions would also impact expenditures. Reduced availability of groundwater would produce higher energy bills. The difference in groundwater elevation would lengthen the pumping time required to produce the same amount of groundwater.

Enforcement of the WSCP is presumed to be covered by enhanced revenues from application of excess use charges and penalties.

8 Monitoring and Reporting

CWC Section 10632(a)(9) describes the reporting requirements and monitoring procedures to implement the WSCP and track and evaluate the response actions effectives. As described in Section 2.2, the City intends to track its supplies and project demands on an annual basis and if supply conditions described in Table 1 are projected, the City will enact their WSCP. Monitoring demands is essential to ensure the WSCP response actions are adequately meeting reductions and decreasing the supply/demand gap. This will help to analyze the effectiveness of the WSCP or identify the need to activate additional response actions.

The City's current water and wastewater rates are supported by a *Water and Sewer Rate Study* completed in 2021, which served as the basis for City Council adoption of rates for fiscal years 2021-2022 through 2025-2026 (City Council Resolution 5751). All City water service connections are charged monthly for the volume of water used. The City's current water rate schedule provides a three-tiered rate structure for domestic users in Teir 1, irrigation/outdoor water use in Tier 2, and additional water use in Tier 3 for higher unit cost assessments. It is noted that multi-family, commercial, public, and school customers are assessed at a uniform rate. Each account type is charged at a specific rate for every hundred (centum)cubic feet (CCF)[1] of water used monthly. The tiered structure communicates the value of water, provides financial incentives to conserve water, and reimburses the utility for the cost of maintaining water facilities and infrastructure with sufficient capacity to meet the needs of the City.

Separate from the WSCP Annual Assessment requirements, the City is also subject to SWRCB drought and conservation reporting under Order No. DDW_HQ_2024_001. As a community public water system and urban retail water supplier, the City submits applicable drought and conservation reports through the SAFER Clearinghouse in accordance with SWRCB instructions. The City will continue to report this information and integrate this process into its WSCP Annual Assessment process.

[1] CCF (hundred cubic feet) is a standard unit used in water use reporting and billing. One CCF equals approximately 748 gallons.

9 Refinement Procedures

The WSCP will be periodically re-evaluated to ensure that the City's shortage risk tolerance is adequate and that the shortage response actions are effective and up to date based on lessons learned from implementing the WSCP. The WSCP will be revised and updated every five years during the UWMP update cycle to incorporate updated and new information. However, if revisions to the WSCP are warranted before the UWMP is updated, the WSCP can be updated outside of the UWMP update cycle. The City's Annual Assessment process is a natural and logical opportunity for the City to consider the functionality of the existing WSCP and can prepare refinements if changes are found to be needed.

10 Special Water Feature Distinction

CWC Section 10632(b) requires the City to analyze and define water features in the WSCP that are artificially supplied with water, including ponds, fountains, etc. separately from pools and spas as defined by subdivision (a) of Section 115921 of the Health and Safety Code. Pools and spas must use potable water whereas ponds, fountains and other water features may be able to use recycled (recirculated) water. As referenced in this section as it pertains to the City's Mandatory Water Conservation, recycled water means recirculated water. The City is anticipating updating its ordinance in the future to distinguish between the use of recycled water for special water feature distinction and recycled water supplies.

This WSCP differentiates special water features following the City's Municipal Code Chapter 13.09 Mandatory Water Conservation distinctions. In summary, the City has identified two types of water features:

- Decorative Water Features exist for decorative or aesthetic purposes and are not intended for recreational uses, such as pools or spas. More specifically, regarding fountains, no person shall use water to operate or maintain levels in decorative fountains, unless such water is recycled in the fountain.
- Recreational Water Features are intended for recreation, such as a swimming pool or spa. They may be residentially or municipally/commercially owned and operated. Regarding swimming pools and spas, no person shall empty and refill a swimming pool or spa except to prevent or repair structural damage or to comply with public health regulations.

Additionally, the City will consider artificial man-made lakes as new developments are approved. Artificial man-made lakes are large bodies of water artificially created for a variety of intended purposes, that may include recreation, habitat, aesthetics, and community amenities that require supplemental water fill from City water services.

Water shortage response actions identified in this WSCP primarily target restrictions or prohibitions to filling water features that use drinking water. Water features that use recycled water are generally exempted from fill restrictions, unless the City declares otherwise, based on an assessment of the supply and availability of recycled water. Note that the City does not refilling of a swimming pool or spa except to prevent or repair structural damage or to comply with public health regulations.

11 Plan Adoption, Submittal, and Availability

This 2025 WSCP will be presented for adoption by the City Council at the June 17, 2026 public meeting. Notifications were sent to those identified in Table 5. To comply with the notice to the public, the City published notices in the *Salinas Valley Tribune* at least two weeks in advance with 5 days between publications. Copies of the 60-day notices and public hearing newspaper notices are provided in Attachment B. The WSCP was also made available prior to the public hearing.

The WSCP will be considered for adoption on June 17, 2026, by the City Council by Resolution, which will be included in Attachment C in the Final UWMP. The WSCP was made available to all staff, customers, and any affected cities, counties, or other members of the public at the City's office and online within 30 days of the adoption date.

The WSCP will be submitted to DWR via the Water Use Efficiency Data Portal at the same time as the 2025 UWMP, but no later than July 1, 2026. A hard copy of the 2025 UWMP and WSCP will be submitted to the California State Library within 30 days of adoption. Electronic and/or hard copies were provided to all cities and counties within City's service area within 30 days of adoption.

Based on DWR's review of the WSCP, the City will make any amendments to its adopted WSCP, as required and directed by DWR. If the City revises its WSCP, then an electronic copy of the revised WSCP will be submitted to DWR within 30 days of its adoption.

Table 5 Notification to Cities and Counties

DWR Submittal Table 10-1 Retail: Notification to Cities and Counties Water Code Section 10621(b) and 10642		
Name	**60 Day Notice**	**Notice of Public Hearing**
County of Monterey	Yes	Yes
City of Gonzales	Yes	Yes
City of Greenfield	Yes	Yes
Monterey County Water Resources Agency	Yes	Yes
Monterey County Water Awareness Committee	Yes	Yes
Salinas Valley Basin Groundwater Sustainability Agency	Yes	Yes
Greater Monterey County IRWM Program	Yes	Yes
Soledad Unified School District	Yes	Yes
California Department of Corrections and Rehabilitation	Yes	Yes
Estancia Estates Winery	Yes	Yes
Golden State Vinters	Yes	Yes
Dole Fresh Vegetables	Yes	Yes
Camphora Apartments	Yes	Yes

12 References

City of Soledad. 2021a. Water and Sewer Rate Study.

_____.2021b. Emergency Response Plan.

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Monterey County. 2022. Multi-Jurisdictional Hazard Mitigation Plan. Retrieved from: https://www.countyofmonterey.gov/home/showpublisheddocument/114305/637961624630700000

Department of Water Resources. 2026. Final 2025 Urban Water Management Plan Guidebook. Retrieved from: https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Urban-Water-Management-Plans/Final-2025-UWMP-Guidebook/Final-2025-UWMP-Guidebook-Accessible.pdf

Attachment A

City of Soledad Municipal Code Section 13.09 Mandatory Water Conservation Regulations

Chapter 13.09 MANDATORY WATER CONSERVATION REGULATIONS

Sections:

13.09.010 Purpose.

The purpose of this chapter is to increase public awareness of the need for water conservation, and to provide regulations and restrictions on the delivery of water and the consumption within the city limits of water supplied for public use as will (1) conserve the water supply for the greatest public benefit with particular regard to domestic use, sanitation and fire protection, and (2) ensure compliance with water regulations of other governmental agencies of appropriate jurisdiction.

(Ord. 534 § 2 (part), 1993)

13.09.020 Definitions.

A. Agency. "Agency" means the Monterey County Water Resources Agency.

B. "Automatic shutoff nozzle" means a water release mechanism securely affixed to the end of a water hose that requires the person using the hose to apply and maintain the flow of water, and that shuts off immediately when pressure is released.

C. "Change of ownership" means a transfer of the right to beneficial use thereof, regardless of whether such transfer is voluntary, involuntary, or by operation of law, court order, grant, gift, devise, inheritance, trust, contract of sale, addition or deletion of an owner, property settlement or by any other means.

D. "Change of use" means a change from one use of a structure to another use that is identified as a different use under the zoning ordinance, Title 17, of the Municipal Code of the city of Soledad.

E. "City manager" means the city manager of the city of Soledad.

F. "New construction" means a completely new structure, a new addition to a previously existing structure or the portion of a previously existing structure that is newly remodeled or renovated.

G. "Overdraft" means the condition of a groundwater basin where the amount of water withdrawn by pumping exceeds the amount of water replenishing the basin over an extended period of time, or where the amount of water withdrawn by pumping results in an unacceptable degradation of groundwater quality within the basin.

H. "Person" means any individual person and any firm, partnership, corporation, business entity, association, district, agency, city, county and any other entity or organization.

I. "Public works director" means the superintendent of public works of the city of Soledad.

J. A "shutoff nozzle" means a water release mechanism ("nozzle") securely affixed to the end of a water hose which enables the user of the hose to control the flow of water in the hose, including stopping the flow of water completely and securely, by a lever or mechanical device in the nozzle.

K. "Superintendent of utilities" means the superintendent of utilities of the city of Soledad.

L. "Water recirculating system" means a system approved by the city that recirculates water between hot water and cold water lines, so that substantially all the cold water standing in the pipes will be returned to

the water heater and reheated before the faucet is turned on. The system may be turned on and off by a manually operated switch, by a timer-operated switch, or otherwise, or may be left on permanently.

(Ord. 534 § 2 (part), 1993)

13.09.030 Enforcement.

The city manager and all officers and employees of the city, including all ex officio officers and employees, shall enforce all the provisions of this chapter by the issuance of citations, including warning citations, and taking all other necessary action, including bringing civil action to abate a nuisance as set forth herein, through the city attorney's office.

(Ord. 534 § 2 (part), 1993)

13.09.040 Mandatory restrictions on water waste.

A. Repair of Plumbing, Sprinkler and Irrigation Systems. Any person who is the owner, manager or person responsible for the day-to-day operation of any premises shall take caution to initiate steps to repair any leaking, broken or defective water pipes, faucets, plumbing fixtures, other water service appliances, sprinklers, water or irrigation systems, or distribution systems within a reasonable time after such person learns of such leaks, breaks or defects, and shall thereafter diligently and promptly pursue such repair work to completion. In any event, such action initiating steps for repair shall take place within seventy-two hours after such person first learns of the problem, unless a variance is obtained from the city of Soledad.

B. Washing of Vehicles. No person shall use a water hose to wash any car, truck, boat, trailer, bus, recreational vehicle, camper, aircraft, tractor or any other vehicle, or any portion thereof, with potable water, unless the hose is equipped with an automatic shutoff nozzle.

C. Cleaning of Structures. No person shall use potable water through a hose to clean the exterior of any building or structure unless such hose is equipped with a shutoff nozzle.

D. Cleaning of Surfaces. No person shall use potable water through a hose to clean any sidewalk, driveway, roadway, parking lot, or any other outdoor paved or hard-surfaced area, except where necessary to protect public health and safety. The use of a bucket is not prohibited at any time for cleaning food, grease, oil, or other stains or spillage from surfaces.

E. Water Spillage. No person shall cause, suffer or permit water to spill into streets, curbs or gutters. No person shall use any water in any manner which results in runoff beyond the immediate area of use, unless the contour of the premises is such that avoidance of some minimum spillage is impossible.

F. Swimming Pools and Spas. No person shall empty and refill a swimming pool or spa except to prevent or repair structural damage or to comply with public health regulations.

G. Fountains. No person shall use water to operate or maintain levels in decorative fountains, unless such water is recycled in the fountain.

H. Visitor-Serving Facilities. The owner and manager of each hotel, motel, restaurant, convention and other visitor-serving facility shall ensure that such facility displays, in places visible to all customers, placards or decals approved by the agency, promoting public awareness of the need for water conservation and/or advising the public that waste of water is prohibited.

I. Public and Quasi-Public Entities. All public and quasi-public entities shall display, in visible locations in all rostrums, kitchens and dining areas, placards or decals approved by the agency, promoting public awareness of the need for water conservation and/or advising the public that waste of water is prohibited. "Quasi-

public entities" include educational institutions, churches, recreational facilities open to the public, and other such entities designated by the superintendent of utilities. Placement of placards or decals by a quasi-public entity of a type not specifically mentioned in this chapter shall not be required unless the superintendent of utilities gives written notice to the entity that this chapter is applicable to the entity so notified and that placement of placards or decals is required.

J. Commercial Car Washes. No person in charge of the operation of any commercial car wash facility shall suffer or permit the washing of any boat, trailer, recreational vehicle or other vehicle in such facility or on its premises, other than by the following methods:

1. Use of mechanical automatic car wash facilities utilizing water recycling equipment;
2. Use of a hose that operates on a timer for limited time periods and shuts off automatically at the expiration of the time period;
3. Use of a hose equipped with an automatic shutoff nozzle;
4. Use of bucket and hand washing.

K. Construction.

1. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other subpotable water approved by Monterey County health department and appropriate for such use.
2. All hoses used in connection with any construction activity shall be equipped with a shutoff nozzle. When an automatic shutoff nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shutoff nozzle.

L. Use of Hydrants. No person, other than a member of the fire department of the city of Soledad, the fire department of any other jurisdiction giving assistance to the Soledad fire department in emergencies, the city of Soledad department of public works, or the city of Soledad water and sewer utilities department may use water from a fire hydrant, without first obtaining a permit from the planning department of the city of Soledad.

M. Leakage and Repair Program. The public works director shall maintain in effect a distribution system leakage detection and repair program. This program shall be reviewed on an annual basis and a report analyzing the results of the program shall be prepared by the director and submitted to the city council.

N. New Construction.

1. In all new construction, all toilets shall be ultra low-flow toilets with a maximum tank size or flush capacity of one and one-half gallons.
2. All shower heads shall have a maximum flow capacity of two and one-half gallons per minute.
3. All hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a water recirculating system.
4. All new construction requiring a discretionary permit from the city of Soledad shall apply xeriscape principles throughout the exterior landscape development, associated with such new construction, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.

O. Retrofitting Existing Hotels and Motels. All existing hotels and motels shall, within six months following the effective date of the ordinance codified in this chapter, be retrofitted with shower heads with a maximum flow capacity of two and one-half gallons per minute.

P. Retrofitting Upon Change of Ownership or Use.

1. All existing residential structures shall, at the time of change of ownership, be retrofitted, if not already so modified, with ultra low-flow toilets with a maximum tank size or flush capacity of one and one- half gallons, and shower heads with a maximum flow capacity of two and one-half gallons per minute.
2. All existing commercial and industrial structures shall, at the time of change of ownership or change of use, be retrofitted, if not already so modified, with ultra low-flow toilets with a maximum tank size or flush capacity of two and one-half gallons per minute.

Q. Indiscriminate Use. No person shall cause, suffer or permit the indiscriminate running of water not otherwise prohibited by the provisions set forth above which is wasteful and without reasonable purpose.

R. Use in Excess of Eighty-Five Percent of 1991 Use. No person shall consume water in excess of eighty-five percent of 1991 use. Water fees charged by the city shall be reviewed November, 1994, and in November every other year thereafter to determine if rates need to be changed to:

1. Address excessive use by any person(s); and
2. Provide sufficient revenue for the city to meet obligations and provide water services consistent with its policies.

S. Use of Water to Irrigate. No person shall use water to irrigate lawns, landscape or other turf areas which is not in accordance with local city and county ordinances.

(Ord. 534 § 2 (part), 1993)

13.09.050 Warnings.

In order to encourage cooperative efforts to achieve water conservation, it shall be the policy of the city of Soledad to issue a written warning notice when an alleged violation is first noted. Such warning shall include an explanation of the alleged violation. Any individual provided with such notice will then be given an opportunity to correct the identified problem. However, if an infraction citation is issued and a prosecution commenced for the alleged violation, in no case shall proof of a violation depend upon the showing that a warning was previously given, nor shall failure to give a warning be a defense.

(Ord. 534 § 2 (part), 1993)

13.09.060 Penalties.

A. Each violation of this chapter is an infraction.

B. Any violation that occurs or continues from one day to the next shall be deemed a separate violation, for each day during which such violation occurs or continues to occur.

C. The fine for a first violation of this chapter shall be fifty dollars. The fine for a second violation and each subsequent violation of this chapter within a period of twelve months, regardless of the specific section or subsection violated, shall be one hundred dollars.

(Ord. 534 § 2 (part), 1993)

13.09.070 Nuisance.

A. Any violation of this chapter is declared to be a public nuisance.

B. In accordance with the provisions of Chapter 9.04 of the Soledad Municipal Code, the city may, upon order of the city council, abate an identified public nuisance and/or bring civil action to enjoin or abate the nuisance

and make the costs of nuisance abatement a special assessment against the parcel of land on which the nuisance is located or originates.

C. Nothing contained in this section limits the city to the prescribed remedy, or prevents the city from initiating and prosecuting any other remedy available to it for the abatement of a public nuisance, or for recovery of the cost of abatement, under the civil or criminal statutes of the state or under other ordinances of the city.

(Ord. 534 § 2 (part), 1993)

13.09.080 Variances.

A. Any person may, at any time, apply in writing for a variance from strict application of this chapter. The application for the variance shall be filed with the city of Soledad.

The planning director may, in his discretion, temporarily dispense with the requirement to file a written application, if he finds that an emergency condition exists requiring immediate action on the variance request.

B. The city manager may grant a temporary variance of up to one year to come into compliance with the terms of this chapter upon making both of the following findings:

1. The strict application of the chapter would create an undue hardship, or an emergency condition exists which requires that the variance be granted; and

2. Granting the variance will not cause a significant adverse effect on the water supply or on service to other water consumers.

C. In granting a variance, the city manager may impose any conditions in order to ensure that the variance is consistent with the overall goal of water conservation. The granting of a variance and any conditions imposed upon such variance shall be set forth in writing.

D. Any decision of the city manager with respect to an application for a variance may be appealed in writing to the city council. The city council shall schedule the matter for hearing within thirty days of receipt. The city council may confirm, modify or rescind any decision of the city manager in this regard. The city council's decision on all variance appeals shall be final.

(Ord. 534 § 2 (part), 1993)

13.09.090 Revenues received from enforcement.

A. All revenues received by the city from enforcement of this chapter shall be used exclusively for city water conservation programs, including but not limited to administrative, monitoring and enforcement costs of mandatory water conservation.

(Ord. 534 § 2 (part), 1993)

13.09.100 Severability.

If any section, subsection, sentence, clause or phrase of this chapter is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this chapter. The city council declares that it would have passed this chapter and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any other part thereof be unconstitutional or invalid.

(Ord. 534 § 2 (part), 1993)

Attachment B

Public Notices

Newspaper notices will be available in the Final document version.

einfo@edenhousing.org

April 13, 2026

Apartment Manager
Camphora Apartments
32101 McCoy Road
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Apartment Manager:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

The adopted UWMP and WSCP will be submitted to the California Department of Water Resources, the County of Monterey, and the California State Library by July 1, 2026, as required by law. Information regarding the UWMP and WSCP update process, including the draft UWMP and WSCP when available, will be posted on the City's website at www.cityofsoledad.com by May 15, 2026. The public hearing and adoption date is scheduled for June 17, 2026, and will be included in the City's regularly scheduled City Council meeting agenda for that date.

If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

m_HQPersonnelTransactions@cdcr.ca.gov

April 13, 2026

Sarah Larson
Director, Facility Planning, Construction and Management
California Dept. of Corrections and Rehabilitation
P.O. Box 942883
Sacramento, CA 94283-0001

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Larson:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

Gustavo.flores@theogcompanies.com

April 13, 2026

Gustavo Flores
Soledad Plant Manager
Dole Fresh Vegetables
32655 Camphora-Gloria Road
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Flores:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

April 13, 2026

Estancia Estates Winery
980 Bryant Canyon Rd
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

To Whom It May Concern:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

daniel.armstrong@thewinegroup.com

April 13, 2026

Daniel Armstrong
Facilities Maintenance Manager
Golden State Vintners
1777 Metz Road
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Armstrong:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

SOLEDAD CALIFORNIA

OHurtado@ci.gonzales.ca.us

April 13, 2026

Octavio Hurtado
Public Works Director
City of Gonzales
P.O. Box 647,
Gonzales, CA 93926

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Hurtado:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

jtugel@ci.greenfield.ca.us

April 13, 2026

Jamie Tugel
Public Works Director
City of Greenfield
920 Walnut Ave
Greenfield, CA 93927

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Tugel:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

SOLEDAD CALIFORNIA

srobinsongs@frontier.com

April 13, 2026

Susan Robinson
Greater Monterey County IRWM Program
1140 Abbott St, Suite C
Salinas, CA 93901

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Robinson:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

imperiall@countyofmonterey.gov

April 13, 2026

Resource Management Agency Director
County of Monterey
1441 Schilling Place
Salinas, CA 93901

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

To Whom It May Concern:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

SOLEDAD CALIFORNIA

rbangs@soledad.k12.ca.us

April 13, 2026

Randy Bangs
Superintendent
Soledad Unified School District
1261 Metz Road
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Bangs:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

harmonp@svbgsa.org

April 13, 2026

Piret Harmon
General Manager
Salinas Valley Basin Groundwater Sustainability Agency
P.O. Box 1350
Carmel Valley, CA 93924

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Harmon:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

April 13, 2026

Danielle Driscoll
Monterey County Water Awareness Committee
P.O. Box 3254
Salinas, CA 93912

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Driscoll:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

The adopted UWMP and WSCP will be submitted to the California Department of Water Resources, the County of Monterey, and the California State Library by July 1, 2026, as required by law. Information regarding the UWMP and WSCP update process, including the draft UWMP and WSCP when available, will be posted on the City's website at www.cityofsoledad.com by May 15, 2026. The public hearing and adoption date is scheduled for June 17, 2026, and will be included in the City's regularly scheduled City Council meeting agenda for that date.

If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

imperiall@countyofmonterey.gov

April 13, 2026

Ara Azhderian
General Manager
Monterey County Water Resources Agency
1441 Schilling Place North Building
Salinas, CA 93901

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Azhderian:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

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If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

Attachment C

Adoption Resolution

This will be available in the Final document version.

Appendix E

Adopted Resolutions

This will be available in the Final document version.

Appendix F

2025 DWR Standardized Tables

This will be available in the Final document version.

RESOLUTION NO. 6388

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ADOPTING THE 2025 WATER SHORTAGE CONTINGENCY PLAN (2025 WSCP), AND ORDERING THE 2025 WSCP TO BE FILED WITH THE CALIFORNIA DEPARTMENT OF WATER RESOURCES BY JULY 1, 2026

WHEREAS, the California Urban Water Management Planning Act, (Water Code Section §§10610–10657 (the Act)), mandates that every urban supplier of water providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, prepare and adopt, in accordance with prescribed requirements a Water Shortage Contingency Plan (WSCP), the primary objective of which is to plan for drought management responses at six standard water shortage levels, and

WHEREAS, the City of Soledad meets the definition of an "Urban Water Supplier" due to the fact that the City provides water to more than 3,000 customers; and

WHEREAS, pursuant to the Act, urban water suppliers are required to update, adopt and electronically submit WSCPs to the California Department of Water Resources following specific guidelines and procedures; and

WHEREAS, the 2025 WSCP is the fifth WSCP developed by the City; and

WHEREAS, the WSCP shall be periodically reviewed at least once every five years, and the City of Soledad shall make any amendments or changes that are indicated by the review; and

WHEREAS, the City of Soledad has therefore prepared in cooperation with other governmental agencies, and has utilized and relied on industry standards and professionals in preparing the 2025 WSCP, including but not limited to Rincon Consultants, Inc., and made available a Public Review Draft 2025 WSCP; and

WHEREAS, in accordance with applicable law, including California Water Code §10642 and §10608.26, a properly noticed public hearing regarding the 2025 WSCP was held by the City of Soledad on June 17, 2026, to provide members of the public and other interested entities with the opportunity to be heard in connection with the proposed adoption of the 2025 WSCP and issues related thereto; and

WHEREAS, the City Council of the City of Soledad has reviewed and considered the purposes and requirements of the Act, the contents of the 2025 WSCP, and the documentation contained in administrative record in support of the 2025 WSCP, and has determined that the factual analyses and conclusions set forth in the 2025 WSCP are legally sufficient; and

WHEREAS, the City of Soledad desires to adopt and file the 2025 WSCP with the Department of Water Resources within thirty (30) days of the date of adoption; and

WHEREAS, Section 10652 of the California Water Code provides that the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code (CEQA) does not apply to the preparation and adoption of the 2025 WSCP.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the City Council of the City of Soledad as follows:

SECTION 1: The 2025 Water Shortage Contingency Plan (2025 WSCP), a copy of which is attached hereto and marked as **Exhibit A**, is hereby adopted and ordered filed with the City Clerk.

SECTION 2: The City Manager, or his/her designee, is hereby authorized and directed to file the 2025 WSCP with the California Department of Water Resources.

SECTION 3: The City Manager, or his/her designee, is further authorized, in accordance with California Water Code section 10621(d) and 10644(a)(I)(2), to make the adopted 2025 WSCP available for public review on the City of Soledad website, and to submit a copy of the 2025 WSCP to the California State Library, and to any city or county within which the City of Soledad provides water supplies no later than thirty (30) days after adoption.

SECTION 4. The City Manager, or his/her designee, is further authorized to declare a Water Shortage Emergency according to the Water Shortage Levels indicated in the 2025 WSCP, implement necessary elements of the 2025 WSCP, and recommend additional regulations to carry out effective and equitable allocation of water resources.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 17th day of June 2026 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

City of Soledad 2025 Water Shortage Contingency Plan

Public Review Draft

prepared by

City of Soledad
Public Works Department
248 Main Street
Soledad, California 93960
Contact: Carla James, Water Resources Manager

prepared with the assistance of

Rincon Consultants, Inc.
80 Garden Court
Monterey, California 93940

June 2026

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1 Introduction

The City of Soledad (City) is responsible for conserving available water supply, protecting the integrity of water supply facilities and infrastructure, and implementing a contingency plan in times of drought, supply reductions, failure of water distribution systems, or emergencies. Particular emphasis is placed on use of domestic (potable) water, sanitation, fire protection, and preservation of public health, welfare, and safety, in addition to minimization of the adverse impacts of water supply shortage or other water supply emergency conditions that do not include recycled water.

The City has developed this Water Shortage Contingency Plan (WSCP) in accordance with California Water Code (CWC) Section 10632, which is part of the Urban Water Management Plan Act (Act) regulatory requirements and in alignment with the Department of Water Resources (DWR) 2025 UWMP Guidebook.

The WSCP describes the following:

- **Water Supply Reliability Analysis.** Summarizes the City's water supply analysis and reliability and identifies the key issues that may trigger a shortage condition.
- **Annual Water Supply and Demand Assessment Procedures.** Describes the key data inputs, evaluation criteria, and methodology for assessing the system's reliability for the coming year and the steps to formally declare any water shortage levels and response actions.
- **Six Standard Water Shortage Levels.** Establishes water shortage levels to clearly identify and prepare for shortages.
- **Shortage Response Actions.** Describes the response actions that may be implemented or considered for each stage to reduce gaps between supply and demand as well as minimize social and economic impacts to the community.
- **Communication Protocols.** Describes communication protocols under each stage to ensure customers, the public, and City Council are informed of shortage conditions and requirements.
- **Compliance and Enforcement.** Defines compliance and enforcement actions available to administer demand reductions.
- **Legal Authority.** Lists the legal documents that grant the City the authority to declare a water shortage and implement and enforce response actions.
- **Financial Consequences of WSCP Implementation.** Describes the anticipated financial impact of implementing water shortage stages and identifies mitigation strategies to offset financial burdens.
- **Monitoring and Reporting.** Summarizes the monitoring and reporting techniques to evaluate the effectiveness of shortage response actions and overall WSCP implementation. Results are used to determine if additional shortage response actions should be activated or if efforts are successful and response actions should be reduced.
- **WSCP Refinement Procedures.** Describes the factors that may trigger updates to the WSCP and outlines how to complete an update.
- **Special Water Features Distinction.** Identifies exemptions for ponds, lakes, fountains, pools, and spas, etc.
- **Plan Adoption, Submittal, and Availability.** Describes the process for the WSCP adoption, submittal, and availability after each revision.

This WSCP provides the strategic responses the City may take if a water shortage is declared to conserve and manage water resources essential to maintain public health and community vitality. It is included as an appendix to the 2025 UWMP. However, this WSCP is separate from the City's 2025 UWMP and can be amended, as needed, without amending the 2025 UWMP.

2 Water Supply Reliability Analysis

2.1 Supply Characterization

The City provides potable water to customers through the operation of five active municipal groundwater wells. The groundwater wells have a combined total pumping capacity of about 4,788 gallons per minute (gpm) and a firm capacity of 3,260 gpm. The capacity is sufficient for all areas within the existing city limits and within some areas designated for growth. The City has been proactive with respect to improving and developing its water supply system, including proactive planning for the development of additional sources to keep up with additional demand due to future growth. To ensure a reliable water supply, the City is developing a Recycled Water Conveyance (RW) Project for irrigation of City-owned parks and school turf and landscape areas. Use of recycled water is anticipated to begin in late 2026. A detailed description of the City's water supply characterization is discussed in Chapter 6 of the UWMP.

2.1.1 Local Groundwater

The City's main source of water supply is groundwater from the Basin Fill Aquifer within the Forebay Aquifer Subbasin (Forebay Subbasin) in the Salinas Valley Groundwater Basin (Basin) (DWR Subbasin No. 3-004.04), a medium-priority basin under the Sustainable Groundwater Management Act (SGMA). The Subbasin is managed under a DWR-approved Groundwater Sustainability Plan (GSP) by two Groundwater Sustainability Agencies (GSAs), the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) and the Arroyo Seco GSA (ASGSA). The City is a member of the SVBGSA.

Recent monitoring indicates groundwater levels remain above minimum thresholds established in the GSP, with no undesirable results identified under SGMA. Municipal pumping by the City represents a small portion of total Forebay Subbasin groundwater extraction. Groundwater quality is generally suitable for municipal use, and the City's supply meets all state and federal drinking water standards following treatment. Groundwater availability and quality do not currently constrain the City's water supply but are monitored through SGMA and ongoing regulatory programs. A detailed description of local groundwater is provided under Section 6.2.2 of the 2025 UWMP.

2.2 Reliability Assessment

Chapter 7 of City's 2025 UWMP describes the reliability of the City's water supply by comparing supply and demand projections through 2050 for normal year, single-dry year, and multiple dry years. The chapter also assesses the drought risk over the next five years (2026 to 2030) assuming the driest five-year period is repeated over the next five years. Water supply reliability reflects the City's ability to meet the water needs of its customers with water supplies under varying conditions. The analysis considers plausible hydrological and regulatory variability, climate conditions, and other factors that affect the City's water supply and demand. The 2025 reliability analysis indicates that the City's water supplies are reliable, and no shortages are anticipated.

2.3 2026-2030 Drought Risk Assessment

CWC Section 10635 (b) requires a Drought Risk Assessment (DRA) to be included in the UWMP. The DRA provides an overview of the anticipated surplus or deficit if a drought were to occur in the next five years. The DRA evaluates each water supply's reliability and compares available water supplies and projected demands during a five-consecutive dry-year scenario. This short-term analysis can help water suppliers foresee undesired risks, such as upcoming shortages, and provide time to evaluate and implement the

necessary response actions needed to mitigate shortages in a less impactful manner to the community and environment.

The DRA applies the five driest consecutive historical hydrologic years (2011–2015) to the 2026–2030 planning period to represent a conservative multiple dry year scenario. The analysis uses the same methodology and assumptions as the multiple dry year evaluation in the Water Service Reliability Assessment. Unconstrained potable water demand from 2025 serves as the baseline, with demand increases of 8% in the first year of drought and 1% in each subsequent year. The analysis assumes the City would implement demand reduction actions under the WSCP beginning in the second year of a multi-year drought, resulting in an estimated cumulative annual demand reduction of 2.5%.

Water supply availability for the DRA is based on the City's current firm potable well capacity of 5,258 acre-feet per year (AFY), which is conservatively assumed to remain constant through 2030. Even under the projected multi-year drought scenario, estimated peak potable water demand remains well below available firm supply. As a result, the City's potable water service reliability is projected to be 100% in each year of the five-year drought scenario.

The DRA concludes that a water shortage condition due to extended drought is not expected to occur during the 2026–2030 period. However, the City will continue to implement and refine water use efficiency programs and maintain preparedness measures identified in the WSCP to ensure long-term water supply reliability under a range of hydrologic conditions.

2.4 Water Supply Reliability Risks

The City's water supply may be threatened by different risks which are summarized below and detailed in Chapter 7 of the 2025 UWMP.

As mentioned above, the City relies exclusively on groundwater from the Forebay Subbasin to meet potable demands. Water supply reliability risks are primarily associated with infrastructure vulnerability, groundwater availability, water quality, and future recycled water constraints.

Groundwater supply may be disrupted by well or system failures caused by equipment malfunctions, earthquakes, flooding, or other emergencies. While the City's firm potable well capacity is adequate to meet current demands, recent temporary well outages in 2024 demonstrated short-term operational vulnerability that required voluntary conservation measures. The City continues to invest in infrastructure improvements to enhance system reliability.

Long-term groundwater availability depends on the sustainable yield of the Forebay Subbasin under SGMA. Groundwater levels currently remain above established minimum thresholds, and no undesirable results have been identified. However, groundwater availability may be affected over time by climate-driven changes to recharge and hydrologic conditions.

Groundwater quality is generally suitable for municipal use and consistently meets state and federal drinking water standards following treatment. Naturally occurring constituents and agricultural land use represent the primary long-term water quality considerations and could affect future treatment needs.

Beginning around 2030, recycled water will offset potable groundwater use for landscape irrigation, improving overall supply reliability. Recycled water use may be constrained by elevated total dissolved solids, particularly under reduced wastewater flows associated with long-term conservation requirements, potentially limiting suitability for certain landscape irrigation uses.

Emergency supply disruptions are addressed through the City's *Emergency Operations Plan* (EOP) and the WSCP. No legal or institutional constraints have been identified that would limit access to the City's water supplies.

3 Annual Water Supply and Demand Assessment

As an urban water supplier, the City is required under CWC Section 10632(a)(2) to prepare and submit an "annual water supply and demand assessment" (Annual Assessment). The Annual Assessment is a determination of the City's near-term outlook for supplies and demands and how a perceived shortage may relate to WSCP shortage level response actions in the current calendar year. This determination will be based on known circumstances and information available to the City at the time of analysis.

Starting in 2022, the Annual Assessment will be due by July 1 of each year, as indicated by CWC Section 10632.1. The Annual Assessment and related reporting are to be conducted based on the procedures described in this WSCP. This section describes the City's procedures for conducting the Annual Assessment, which includes (1) the written decision-making process to determine water supply reliability and (2) the key data inputs and assessment methodology to evaluate water supply reliability for the current year and one dry year.

Separate from the requirements of the WSCP Annual Assessment, the City is also subject to SWRCB drought and conservation reporting under Order No. DDW_HQ_2024_001. As a community public water system and urban retail water supplier, the City submits applicable drought and conservation reports through the SAFER Clearinghouse in accordance with SWRCB instructions.

3.1 Process to Conduct the Annual Assessment

The City's Annual Assessment will primarily be based on the water supply planning, forecasting, and water budgeting of the Forebay Subbasin as a whole and specifically the Basin Fill Aquifer. The City will work closely with the Monterey County Water Resources Agency, (MCWRA), the SBVGSA, and others to assess the Basin condition.

The City will perform an assessment as discussed below. If the assessment indicates a current or expected shortage level, the City Council shall vote on the findings of the Annual Assessment and, if necessary, trigger implementation of any water shortage response actions resulting from the Annual Assessment through a resolution. The steps to complete the Annual Assessment are described below.

3.2 Key Data Inputs and Evaluation Criteria

On or before June 1 of each year, the City will evaluate water supply reliability for the current year and one dry year for the purpose of the Annual Assessment. The Annual Assessment determination will be based on considerations of local water supplies, unconstrained water demand, planned water use, and infrastructure considerations. The balance between projected Forebay Subbasin supplies and anticipated unconstrained demand will be used to determine what, if any, shortage level is expected under the WSCP framework. The WSCP's standard shortage levels are defined in terms of shortage percentages. The assessment will be performed separately for anticipated current year conditions and for assumed dry year conditions.

3.2.1 Available Water Supply

Available water supply for the City is quantified each year by summing the capacity of each groundwater well, in gpm. An analysis of one subsequent dry year is also completed. Since the City's water supply has not historically been impacted by drought, it is likely that the available supply for the subsequent dry year will be the same as the current year.

3.2.2 Unconstrained Customer Demand

The WSCP and Annual Assessment define unconstrained demand as expected water use prior to any projected shortage response actions that may be taken under the WSCP. Unconstrained demand is distinguished from observed demand, which may be constrained by preceding, ongoing, or future actions, such as emergency supply allocations during a multi-year drought. WSCP shortage response actions to constrain demand are inherently extraordinary. Routine activities, such as ongoing conservation programs and regular operational adjustments, are not considered constraints on demands. The City uses historical water use, by customer classification, to inform demand trends as it relates to known development, weather, and economic conditions in the city. Additionally, the City factors in land use planning data to improve demand forecasts.

Water Use and Connections. Water use can be quantified by summing the meter usage of each customer class for the previous year. Customer water demands for the City can be projected for the upcoming year based on the previous year's water usage and the number of anticipated new customer connections.

Population. To calculate the annual future population, multiply the number of anticipated new customer connections by the number of persons per household as shown on the U.S. Census Bureau website for the City. That number shall be added to the current population to obtain the future population.

Future Population = Current Population + Number of New Connections x Persons per Household

Anticipated Water Demand. To calculate anticipated demands for the upcoming year, multiply each meter usage per customer class by the future population and divide it by the current population.

Anticipated Demand = [Meter Usage x Future Population]÷/Current Population

If the available water supply is greater than the anticipated customer demand for the upcoming year, then the City does not need to take any further action. If the anticipated customer demand for the upcoming year is greater than the available water supplies, the City can initiate water conservation actions as detailed in this WSCP.

3.2.3 Planned Water Use for Current Year Considering Dry Subsequent Year

CWC Section 10632(a)(2)(B)(ii) requires the Annual Assessment to determine "current year available supply, considering hydrological and regulatory conditions in the current year and one dry year." The Annual Assessment will include two separate estimates of annual water supply and unconstrained demand using (1) current year conditions and (2) assumed dry year conditions. Accordingly, the Annual Assessment's shortage analysis will present separate sets of findings for the current year and dry year scenarios. The CWC does not specify the characteristics of a dry year, allowing discretion to the water supplier. The City will use its discretion to refine and update its assumptions for a dry year scenario in each Annual Assessment as information becomes available and in accordance with best management practices.

In the City's 2025 UWMP, the "single dry year" is characterized to resemble conditions as a year in which conditions reflect the lowest water supply available to the City. Supply and demand analyses for the single-dry year case were based on conditions affecting the Forebay Subbasin. However, as presented, the City's water supply has not historically been impacted by drought. Therefore, planned water use for the current year may not be impacted by an anticipated subsequent dry year. Even so, each Annual Assessment will be performed.

3.2.4 Infrastructure Considerations

Infrastructure reliability, capability, and construction considerations are included as part of the Annual Assessment. The City's infrastructure capabilities are constantly monitored by water utility management, operations, and engineering staff and communicated if adjustments in water supplies are required throughout the year. If infrastructure projects are anticipated for the upcoming year that could impact water supply production (e.g., repairs at treatment plant, new groundwater well), these water supply impacts shall be evaluated for the time frame (i.e., months) the infrastructure projects will impact the system. Thus, the available water supply shall be increased or reduced accordingly for each month.

3.2.5 Other Considerations

The following are locally applicable factors that can influence or disrupt supplies, along with other unique considerations that are considered as part of the Annual Assessment:

- Construction projects
- Planned and unplanned outages on any major infrastructure
- Demand fluctuations with weather changes
- Natural disasters, such as fires, earthquakes, or pandemics
- Electrical outages
- Water quality
- Equipment failures
- Water Treatment Plant or Water Reclamation Facility disruptions
- Legal or regulatory issues that disrupt water reliability

4 Six Standard Water Shortage Levels

As required by CWC Section 10632(a)(3)(A), the WSCP is framed around six standard water shortage levels that represent shortages from the normal reliability as determined in the Annual Assessment.

The six water shortage levels have been standardized by the CWC to provide a consistent regional and statewide approach to conveying the relative severity of water supply shortage conditions. The six standard shortage levels correspond to progressively increasing estimated shortage conditions (up to 10, 20, 30, 40, 50, and greater than 50% water shortages) and align with the response actions the City may implement to meet a declared water shortage or emergency.

The levels will be implemented during water supply shortages or regional drought conditions that may or may not directly influence the City's water supplies. The level of determination and declaration of a water supply shortage will be made by the City Council.

For example, if the Annual Assessment determines a shortage of 17%, the City would implement shortage response actions under Standard Shortage Level 2. Table 1 lists the six water shortage levels.

Table 1 Water Shortage Contingency Plan Levels

Standard Shortage Levels	% Shortage Range
1	Up to 10%
2	Up to 20%
3	Up to 30%
4	Up to 40%
5	Up to 50%
6	>50%

4.1 Shortage Response Actions

CWC Section 10632(a)(4) requires the WSCP to specify shortage response actions that align with the defined shortage levels. Shortage response actions included in this WSCP are a mix of prohibitions on end use, demand reduction methods, supply augmentation, and operational change measures. DWR defines prohibitions on end uses as measures to address areas that are the responsibility of end users, such as a broken sprinkler or leaking faucet.

4.1.1 Demand Reduction

The City supports the efficient use of water at all times. As such, the City has a baseline of permanent water use restrictions and measures that apply during normal supply or water shortage conditions (see Section 4.2.4). The City promotes individual actions on an on-going basis through its education and outreach resources.

The City has identified a variety of demand reduction actions to offset water supply shortages. Demand reduction measures are strategies intended to decrease water demand to close the gap between supply and demand. The City employs a variety of techniques to encourage community members to be more involved and educated about water conservation. These techniques include actions planned to be taken at the consumer level including, but not limited to, leak detection and repair, limitations on irrigation, and additional voluntary actions to reduce customer demand.

A full list of demand reduction methods performed at various supply shortage stages are provided in Table 2 and discussed below. The shortage gap reduction ranges shown for individual demand reduction actions represent the total anticipated reduction associated with the applicable shortage level. Actions are implemented collectively, and their individual effects are overlapping and not discretely quantifiable.

Table 2 Demand Reduction Actions

DWR Submittal Table 8-3 Retail: Demand Reduction Actions
Water Code Section 10632(a)(4)(B) and (E)

Shortage Level	Demand Reduction Actions	How much is this going to reduce the shortage gap?		Additional Explanation or Reference	Penalty, Charge, or Other Enforcement?
		Volume or Percentage	Shortage Gap Reduction Value		
1	Expand Public Information Campaign	Percentage	Up to 10%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
1	Landscape - Other landscape restriction or prohibition	Percentage	Up to 10%	Encourage outdoor water use efficiency	No
2	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
2	Other	Percentage	10–20%	Voluntary reductions	No
3	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
3	Landscape - Limit landscape irrigation to specific days	Percentage	20–30%	Existing landscape (including Golf Course and Athletic Fields out-of-play areas) limited to 2 days/week; New landscape for adequate growth up to 5 weeks	Yes
3	Landscape - Limit landscape irrigation to specific times	Percentage	20–30%	Golf courses/Athletic fields in-play areas before 10 am or after 5 pm	Yes
3	CII - Lodging establishment must offer opt out of linen service	Percentage	20–30%	Offer limited linen/towel exchange	Yes
3	CII - Other CII restriction or prohibition	Percentage	20–30%	Compliance with outdoor water use required	Yes
3	Other - Prohibit use of potable water for construction and dust control	Percentage	20–30%		Yes
3	Other	Percentage	20–30%	Vehicle washing on assigned landscape watering days	Yes
4	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
4	Landscape - Limit landscape irrigation to specific days	Percentage	30–40%	Existing landscape (including Golf Course and Athletic Field out-of-play areas) limited to 1 day/week; New landscape 3 days/week for 5 weeks, then 1 day/week	Yes
4	Landscape - Limit landscape irrigation to specific days	Percentage	30–40%	Golf courses/Athletic fields in-play areas before 10 am or after 5 pm	Yes
4	CII - Lodging establishment must offer opt out of linen service	Percentage	30–40%	Towel exchange limited to once every 2 nights or for entire stay, whichever shorter	Yes
4	Other water feature or swimming pool restriction	Percentage	30–40%	Draining/refilling only if pool component has become hazardous; must be covered to avoid evaporation	Yes
4	CII - Other CII restriction or prohibition	Percentage	30–40%	Vehicle washing on assigned landscape watering days/hours; limited fleet washing	Yes
4	Other	Percentage	30–40%	All water use reduction encouraged; Mandatory use reduction targets, as established by City Council	Yes
5	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
5	Landscape - Limit landscape irrigation to specific days	Percentage	40–50%	All days prohibited, except for new landscape	Yes
5	Landscape - Limit landscape irrigation to specific times	Percentage	40–50%	All times prohibited, except for new landscape	Yes
5	CII - Lodging establishment must offer opt out of linen service	Percentage	40–50%	Towel exchange limited to once every 3 nights, or for entire stay, whichever shorter	Yes
5	Other water feature or swimming pool restriction	Percentage	40–50%	All filling/draining/re-filling prohibited	Yes
5	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Percentage	40–50%		Yes
5	CII - Other CII restriction or prohibition	Percentage	40–50%	Mandatory use reduction targets, as established by City Council	Yes
5	Other	Percentage	40–50%	Mandatory construction water budgets, as established by City Council	Yes
6	Expand Public Information Campaign	Percentage	10–20%	Increasing customer outreach and engagement tools from WSCP Section 5.3	No
6	Landscape - Prohibit certain types of landscape irrigation	Percentage	Greater than 50%	Elimination of all turf irrigation with potable supplies; restrict watering to shrubs and trees by hand or drip irrigation only	Yes
6	Landscape - Other landscape restriction or prohibition	Percentage	Greater than 50%	Shutoff of dedicated landscape meters	Yes
6	CII - Restaurants may only serve water upon request	Percentage	Greater than 50%		Yes
6	Moratorium or Net Zero Demand Increase on New Connections	Percentage	Greater than 50%	Moratorium on provision of new customer meters	Yes
6	Other - Prohibit use of potable water for construction and dust control	Percentage	Greater than 50%	Elimination of issuance of construction (hydrant) meters	Yes
6	Other	Percentage	Greater than 50%	Other mandatory restrictions and enforcement	Yes

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4.1.2 Supply Augmentation

The City does not plan to utilize additional supply sources during a water shortage but rather mitigate supply impacts through demand reduction actions and/or utilize additional imported water to meet demands. Therefore, no supply augmentation and other actions are reported.

4.1.3 Operational Changes

During shortage conditions, operations may be affected by demand reduction responses. Operational changes to address a water shortage may be implemented based on the severity of the reduction goal. The City, with City Council approval as needed, will consider their operational procedures at the time of a shortage to identify changes they can take to maximize supply and reduce demand during a water shortage stage.

4.1.4 Additional Mandatory Restrictions

In addition to any shortage response level being declared, the City maintains the following prohibitions and restrictions at all times. Per the City's Ordinance 534 Section 2 (part), 1993, Chapter 13.09, Mandatory Water Conservation (Attachment A), the following is an abbreviated list from the Ordinance:

- Repair plumbing, sprinkler, and irrigation systems in a reasonable time after identification of leaks.
- No using potable water through a hose to wash vehicles, clean the exterior of any building or structure, or clean paved or hard-surfaced areas unless the hose is equipped with an automatic shutoff nozzle.
- No spilling water into streets, curbs, or gutters or to cause any runoff.
- No emptying and refilling of swimming pools/spas except to repair structural damage or comply with public health regulations.
- Only use recycled (recirculated) water in decorative fountains.
- No use of potable water for construction activities where there is a reasonably available source of recycled water.
- The City shall maintain a distribution system leakage detection and repair program.
- New construction shall have ultra-low-flow toilets, low-flow showerheads, water recirculating systems and, if requiring a permit, shall apply drought-tolerant landscaping principles.
- Retrofit toilets and showerheads to ultra-low-flow and low-flow devices on change of ownership.
- No indiscriminate running of water which is wasteful and without reasonable purpose.
- Maintain irrigation of lawns, landscape, and other turf areas in accordance with City and county ordinances.

4.1.5 Emergency Response Plan

The UWMP Act requires water suppliers to identify actions they will take if there is a catastrophic supply interruption, specifically including interruptions from a power outage, earthquake, or other non-drought-related emergency. In March 2020, the City adopted an *Emergency Operations Plan* (EOP) to ensure the most efficient use of resources to protect its community and its property before, during, and after a natural, technological, or man-made emergency, including cyberattacks. The *EOP* is an extension of the *State Emergency Plan* and the *Monterey County Operational Area Plan*. The *EOP* is designed to assist City and other staff members who have key roles and responsibilities for responding during emergencies.

The *EOP* includes a Hazard Analysis that identifies designated City-owned critical infrastructure which includes water and wastewater facilities. The *EOP* includes guidelines and agreements for cooperative efforts with other state and local agencies, as required by the California Department of Public Health.

The City also prepared Emergency Actions Plans, which would initiate in the event of a catastrophic reduction of its water supply. The Emergency Actions Plans provide designated personnel with knowledge of the incident objectives and the steps required for achievement. The plans also serve to provide a basis for measuring achievement of objectives and overall system performance.

Additionally, the City is a member of the California Water/Wastewater Agency Response Network (CalWARN). The mission of CalWARN is to support and promote statewide emergency preparedness, disaster response, and mutual assistance processes for public and private water and wastewater utilities. CalWARN expands member abilities to achieve agency, regional, and state preparedness by providing tools and proven practices to enhance readiness.

4.1.6 Seismic Risk Assessment and Mitigation Plan

CWC Section 10632.5(c) requires the WSCP to include a seismic risk assessment and mitigation plan to assess the vulnerability of each water facility. The City relies on the 2022 *Monterey County Multi-Jurisdictional Hazard Mitigation Plan* (MJHMP) to meet this requirement.

Monterey County is in an active seismic region that includes several major faults, such as the San Andreas Fault. Earthquakes occur regularly in the region, with multiple small events recorded each year and the potential for moderate or larger damaging earthquakes at any time. As reflected in the *2022 MJHMP*, the U.S. Geological Survey indicates a meaningful likelihood of a major earthquake affecting the area in the coming decades.

According to the *2022 MJHMP*, all areas of the City experience a moderate level of shaking risk, and several critical public facilities could be affected during a significant seismic event. The City's hazard mitigation strategy prioritizes identifying vulnerable facilities and implementing structural or non-structural improvements, as feasible, to reduce damage and maintain essential services. These actions are intended to help ensure that critical infrastructure, including water facilities, can continue to operate before, during, and after an earthquake.

4.2 Shortage Response Action Effectiveness

As a standard operating procedure, the City tracks water through the production, distribution, and billing systems. The City's annual Water Loss Audit reporting to DWR helps identify non-revenue water loss. During water shortage conditions, water use can be measured in comparison to what is considered to be a normal year demand (i.e., current customer base with approximately average rainfall), or in reference to a specific base year as may be dictated by Statewide requirements.

The effectiveness of actions initiated at each shortage response have been included in Table 2. Effectiveness is also impacted by successful communication and outreach efforts. For WSCP implementation, it is assumed that the upper end of the water savings would come from the use of multiple demand reduction actions in a stage.

5 Communication Protocols

Timely and effective communication is a critical element of WSCP implementation. Per CWC Section 10632(a)(5), the City has established communication protocols and procedures to inform customers, the public, interested parties, and local, regional, and state governments regarding any current or predicted shortages as determined by 1) the Annual Assessment (Section 3 of this WSCP) described pursuant to Section 10632.1; 2) any shortage response actions triggered or anticipated to be triggered by the Annual Assessment described pursuant to Section 10632.1; and 3) any other relevant communications.

Strategic communication is an ongoing activity where the purpose, audience, message, tools, and channels may change at any given moment. In the context of water shortage response, the purpose may be an emergency water shortage situation, such as may result from an earthquake, or a longer-term, non-emergency, shortage condition, such as may result from a drought.

In an emergency, the City will activate the communication protocol detailed in the City's *EOP*. In a non-emergency water shortage situation, the City will implement communication protocols outlined in this section.

5.1 Coordination

To communicate effectively during a water supply shortage, the WSCP implements coordination with various levels of City management, Forebay Subbasin manager, Monterey County Water Resources Agency, and other regional planning groups, including the Water Awareness Committee of Monterey County (WAC) and the Greater Monterey County Integrated Regional Water Management Program which includes 19 agency representatives in the region.

During droughts or other times of limited supply, the frequency and extent of coordination will increase to ensure outreach tactics are consistent with the changing needs of the region and, specifically, the City and its customers. The City will seek opportunities to leverage external resources to complement its own outreach and lean on the key community partnerships it has forged to coordinate and facilitate communication.

5.2 Key Audiences

The City's water customers inside and outside of the City limits, and other water users inside the City's service area are the key audiences.

5.3 Customer Outreach and Engagement Tools

Water efficiency as a sustainable way of life remains central to City messaging during normal supply conditions. Indoor and outdoor water use efficiency, sustainable landscaping principles, rebate programs, investments to maintain infrastructure, emergency preparedness, local supply programs, water quality, and local supply reliability are among some of the themes that are in the City's communications mix to promote, normalize, and advocate for water conserving ethics and activities.

Below is a summary of various strategies and activities the City uses or may use for communication that could be strategically ramped up in a water shortage condition as part of Demand Reduction Actions listed in Table 2.

5.3.1 Awareness and Education

- City website and subpages
- Social media (Instagram, Facebook, YouTube, NextDoor)
- eNewsletter
- Emails to customers
- Emails and correspondence to County, state, and local elected officials
- Media relations (press releases, interviews, op-eds)
- FAQ sheet/fact sheets
- Digital, print, and other paid media marketing
- Direct mail (bill messages/inserts, postcards, targeted letters)
- Community events
- Education outreach (e.g., school programs)
- Resources (water efficiency “how to” videos, lead detection guides, landscape design templates, etc.)
- Roadway signage

5.3.2 Communication through Action

- In-person, phone-based and virtual customer assistance
- On-site customer assistance (site surveys)
- Community events and demonstrations

5.4 Communication Objectives

The City will periodically provide the public with information about the WSCP using any of the outreach methods in Section 5.5. During water shortage conditions and when urgent conservation is needed, the City believes it is important to communicate the following to customers:

- Why water needs to be saved
- How much water needs to be saved and for how long (shortage level initiated and terminated)
- Specific actions needed to save water
- What the City, along with the water industry as a whole, is doing to remedy the water shortage condition

To that end, communication objectives during the various water shortage levels of the WSCP include the following:

- Motivate water users to increase conservation in ways that are consistent with any voluntary or mandatory actions called for at the current level of the WSCP
- Raise awareness and understanding of the drought, regulatory, or other condition affecting water supplies and the need for increased conservation
- Minimize confusion and maintain credibility of water agencies and conservation messages with an appropriate tone that invokes trust and avoids non-compliance backlash
- Make water users feel appreciated for accomplishments in improving their water use efficiency, and for supporting regional and local investments in water supply reliability
- Educate civic and business leaders and the public that the City has improved its water supply reliability and is committed to furthering local, sustainable, and reliable supplies

- Prepare the City's customers for any potential escalation (or de-escalation) of the WSCP based on trending supply conditions
- Ensure customers and stakeholders believe they are being treated equitably in relationship to others
- Maintain communication effectiveness by soliciting or monitoring feedback from regional water agencies/managers, key stakeholders, and the general public to update or adapt messages or communication tools
- Depart WSCP implementation having demonstrated the effectiveness and value of conservation actions and water supply reliability investments in minimizing impacts to customer's quality of life or the community's economy

5.5 Flexibility and Adaptability

To reduce water consumption during all water shortage levels, the City will increase its public education and outreach efforts to build awareness of demand reduction actions with the public. In addition, the City's outreach efforts will be regularly revised to reflect current conditions. Key communication strategies and associated water shortage level implementation are listed in Table 3 below. Communication strategies established from previous shortage levels are assumed to be built upon or intensified should water shortage conditions worsen.

Table 3 Communication Protocol During Water Shortage Conditions

Stage	Action
1-6	Announce status change to key stakeholders and the general public Provide regular updates to customers and the media on conditions
1-2	Increase agency coordination via monthly meetings
2	Conduct issue briefings with key officials and civic and business leaders Target outreach to dedicated irrigation accounts, particularly with homeowners associations to leverage their relationships and communication with their residents and/or sub-associations
3-4	Promote available water assistance resources for vulnerable populations; customized outreach for impact customer groups Conduct specialized outreach to reduce discretionary outdoor use while minimizing landscape damage
5-6	Suspend promotion of long-term water use efficiency programs/tools to focus on imminent needs
6	Perform crisis communication, as outlined in the City's Emergency Operations Plan; outreach messaging will reflect emergency conditions and the need to focus on health and public safety

[1] If a water shortage progresses through multiple stages all measures in the previous stage(s) are implemented in addition to current stage actions.

6 Compliance and Enforcement

CWC Section 10632(a)(6) describes compliance and enforcement provisions for the WSCP. The City aims to educate its customers when violations occur, to avoid repeat violations and future water waste. If educational efforts are not applicable or effective for customers who do not comply with restrictions implemented in a water shortage emergency, the City will use the enforcement measures found in Chapter 13.09 of the City's Municipal Code (Attachment A). Fines, the installation of a flow-restricting device, and other civil or criminal penalties may apply as described in Table 4 below.

Table 4 Enforcement During Water Shortage Conditions

Stage	Action
2	City issues a written warning notice when an alleged violation is first noted Penalties (fines) applied to each violation are identified as follows: First Violation: $50 fine Second and Subsequent Violations: $100 fine
3-6	City issues a written warning notice when an alleged violation is first noted If the violation is not corrected after one written warning notice, the City shall install a flow restrictive device on the service line of any customer observed by City personnel to be using water for any non-essential or unauthorized use Repeated violations of unauthorized water use will result in discontinuance of water service

6.1 Temporary Variances

As described in Chapter 13.09 of the City's Municipal Code, the City may grant temporary variances from water conservation requirements in cases of undue hardship or emergency conditions, consistent with the Municipal Code. Variance applications are submitted in writing, except in emergencies where the Community and Economic Development Director may waive this requirement. The City Manager may approve a variance for up to one year upon finding that the variance will not result in a significant adverse effect on the water supply or service to other customers. Conditions may be imposed to ensure consistency with the City's water conservation goals. Decisions may be appealed to the City Council, whose determination is final.

6.2 Legal Authorities

The City has the legal authority to implement and enforce its WSCP. California Constitution Article X – Water, Section 2, and CWC Section 100 provide that water must be put to beneficial use, the waste or unreasonable use or unreasonable method of use of water shall be prevented, and the conservation of water is to be exercised with a view to the reasonable and beneficial use thereof in the interest of the people and the public welfare. In addition, CWC Section 375 provides the City with the statutory authority to adopt and enforce water conservation restrictions, and CWC Section 350 et seq. authorizes the City to declare a water shortage emergency and impose water conservation measures when it determines that the City may not be able to satisfy ordinary demands without depleting supplies to an insufficient level.

If necessary, the City shall declare a water shortage emergency in accordance with CWC Chapter 3 (commencing with Section 350) of Division 1. Once having declared a water shortage, the City is provided with broad powers to implement and enforce regulations and restrictions for managing a water shortage.

Under California law, including CWC Chapters 3.3 and 3.5 of Division 1, Parts 2.55 and 2.6 of Division 6, Division 13, and Article X, Section 2 of the California Constitution, the City is authorized to implement the water shortage actions outlined in this WSCP. In water shortage cases, shortage response actions to be implemented will be at the discretion of the City and will be based on an assessment of the supply shortage, customer response, and need for demand reductions as outlined in this WSCP.

In addition, upon proclamation by the Governor of a state of emergency under the California Emergency Services Act (Chapter 7, commencing with Section 8550, of Division 1 of Title 2 of the Government Code) based on drought conditions, the State will defer to implementation of locally adopted WSCPs to the extent practicable.

The City has the legal authority to declare a water shortage and implement the actions outlined in this WSCP to restrict water use and prohibit water waste for all uses that are not necessary to sustain public health, sanitation, and fire protection.

7 Financial Consequences of WSCP Implementation

CWC Section 10632(a)(6) describes the financial consequences of implementing the WSCP and potential mitigation strategies. The City's water rates were modified in 2021 which included increases for water and wastewater through 2026 due to development of critical capital improvement projects, and repair and replacement of facilities and infrastructure that are designed to increase service reliability and help the City reduce its risk of water shortages in the future. In 2025, the City initiated an updated *Water, Sewer, and Recycled Water Rate Study* to evaluate future revenue requirements and ensure continued compliance with Proposition 218 and long-term utility financial planning.

7.1 Financial Impacts and Mitigation Action

In the event that the City implements the WSCP, it is recognized that the reductions in water sales would impact the revenues that would normally be generated to the Water Enterprise Fund. However, the City's Water Enterprise Fund revenues may vary according to regional weather, the economy, and other factors. For example, in dry years, local demands tend to increase, and the City may receive higher than anticipated revenues due to increased sales volumes. In contrast, in wet years, demands tend to decrease, and revenues drop due to lower sales volumes. Such revenue surpluses and shortages could cause instability in water rates.

To the extent that this reduction negatively impacts the coverage of its fixed costs (those that are not tied to volume), the City will temporarily utilize its Water Reserves to mitigate any shortfall. Maintaining financial reserves is a way the City can manage rate volatility. The reserves are fully flexible to use appropriately, including funds dedicated for rate stabilization. The reserves can, therefore, be a useful tool to offset the need for revenues during times of lower water sales or unanticipated water supply costs.

7.1.1 Reporting Cost of Compliance with Excessive Water Use Prohibition During Drought Emergency

To mitigate the effects of volumetric revenue volatility, the City seeks to maintain volumetric water rates, which closely match its volumetric cost of water produced. The City additionally generates a significant portion of total water sales revenues from the fixed water charge (flat rate), which is based on the size of the water meter. The City's fixed charge is designed to capture nearly all the City's fixed costs to provide water services, such as water quality testing, environmental compliance, administrative costs, maintenance and repair of facilities and assets, and capital expenditures that enhance local water supply reliability. The Water Enterprise Fund also receives a lesser amount of revenue from interest and miscellaneous revenue.

Under long-term drought conditions, it may be necessary to institute temporary increases to rates to cover increased operating expenses. The City is developing a rate study anticipated to be complete in Fall 2026 and may consider adopting a surcharge or flat rate increase over a specific time period to cover increased operating expenses while under a water shortage .This measure would allow the City to implement various levels of rate increases after the City Council, by resolution, has declared a threatened shortage of funds due to a water shortage or other emergency.

Conditions of drought and the implementation of water restrictions would also impact expenditures. Reduced availability of groundwater would produce higher energy bills. The difference in groundwater elevation would lengthen the pumping time required to produce the same amount of groundwater.

Enforcement of the WSCP is presumed to be covered by enhanced revenues from application of excess use charges and penalties.

8 Monitoring and Reporting

CWC Section 10632(a)(9) describes the reporting requirements and monitoring procedures to implement the WSCP and track and evaluate the response actions effectives. As described in Section 2.2, the City intends to track its supplies and project demands on an annual basis and if supply conditions described in Table 1 are projected, the City will enact their WSCP. Monitoring demands is essential to ensure the WSCP response actions are adequately meeting reductions and decreasing the supply/demand gap. This will help to analyze the effectiveness of the WSCP or identify the need to activate additional response actions.

The City's current water and wastewater rates are supported by a *Water and Sewer Rate Study* completed in 2021, which served as the basis for City Council adoption of rates for fiscal years 2021-2022 through 2025-2026 (City Council Resolution 5751). All City water service connections are charged monthly for the volume of water used. The City's current water rate schedule provides a three-tiered rate structure for domestic users in Teir 1, irrigation/outdoor water use in Tier 2, and additional water use in Tier 3 for higher unit cost assessments. It is noted that multi-family, commercial, public, and school customers are assessed at a uniform rate. Each account type is charged at a specific rate for every hundred (centum)cubic feet (CCF)[1] of water used monthly. The tiered structure communicates the value of water, provides financial incentives to conserve water, and reimburses the utility for the cost of maintaining water facilities and infrastructure with sufficient capacity to meet the needs of the City.

Separate from the WSCP Annual Assessment requirements, the City is also subject to SWRCB drought and conservation reporting under Order No. DDW_HQ_2024_001. As a community public water system and urban retail water supplier, the City submits applicable drought and conservation reports through the SAFER Clearinghouse in accordance with SWRCB instructions. The City will continue to report this information and integrate this process into its WSCP Annual Assessment process.

[1] CCF (hundred cubic feet) is a standard unit used in water use reporting and billing. One CCF equals approximately 748 gallons.

9 Refinement Procedures

The WSCP will be periodically re-evaluated to ensure that the City's shortage risk tolerance is adequate and that the shortage response actions are effective and up to date based on lessons learned from implementing the WSCP. The WSCP will be revised and updated every five years during the UWMP update cycle to incorporate updated and new information. However, if revisions to the WSCP are warranted before the UWMP is updated, the WSCP can be updated outside of the UWMP update cycle. The City's Annual Assessment process is a natural and logical opportunity for the City to consider the functionality of the existing WSCP and can prepare refinements if changes are found to be needed.

10 Special Water Feature Distinction

CWC Section 10632(b) requires the City to analyze and define water features in the WSCP that are artificially supplied with water, including ponds, fountains, etc. separately from pools and spas as defined by subdivision (a) of Section 115921 of the Health and Safety Code. Pools and spas must use potable water whereas ponds, fountains and other water features may be able to use recycled (recirculated) water. As referenced in this section as it pertains to the City's Mandatory Water Conservation, recycled water means recirculated water. The City is anticipating updating its ordinance in the future to distinguish between the use of recycled water for special water feature distinction and recycled water supplies.

This WSCP differentiates special water features following the City's Municipal Code Chapter 13.09 Mandatory Water Conservation distinctions. In summary, the City has identified two types of water features:

- Decorative Water Features exist for decorative or aesthetic purposes and are not intended for recreational uses, such as pools or spas. More specifically, regarding fountains, no person shall use water to operate or maintain levels in decorative fountains, unless such water is recycled in the fountain.
- Recreational Water Features are intended for recreation, such as a swimming pool or spa. They may be residentially or municipally/commercially owned and operated. Regarding swimming pools and spas, no person shall empty and refill a swimming pool or spa except to prevent or repair structural damage or to comply with public health regulations.

Additionally, the City will consider artificial man-made lakes as new developments are approved. Artificial man-made lakes are large bodies of water artificially created for a variety of intended purposes, that may include recreation, habitat, aesthetics, and community amenities that require supplemental water fill from City water services.

Water shortage response actions identified in this WSCP primarily target restrictions or prohibitions to filling water features that use drinking water. Water features that use recycled water are generally exempted from fill restrictions, unless the City declares otherwise, based on an assessment of the supply and availability of recycled water. Note that the City does not refilling of a swimming pool or spa except to prevent or repair structural damage or to comply with public health regulations.

11 Plan Adoption, Submittal, and Availability

This 2025 WSCP will be presented for adoption by the City Council at the June 17, 2026 public meeting. Notifications were sent to those identified in Table 5. To comply with the notice to the public, the City published notices in the *Salinas Valley Tribune* at least two weeks in advance with 5 days between publications. Copies of the 60-day notices and public hearing newspaper notices are provided in Attachment B. The WSCP was also made available prior to the public hearing.

The WSCP will be considered for adoption on June 17, 2026, by the City Council by Resolution, which will be included in Attachment C in the Final UWMP. The WSCP was made available to all staff, customers, and any affected cities, counties, or other members of the public at the City's office and online within 30 days of the adoption date.

The WSCP will be submitted to DWR via the Water Use Efficiency Data Portal at the same time as the 2025 UWMP, but no later than July 1, 2026. A hard copy of the 2025 UWMP and WSCP will be submitted to the California State Library within 30 days of adoption. Electronic and/or hard copies were provided to all cities and counties within City's service area within 30 days of adoption.

Based on DWR's review of the WSCP, the City will make any amendments to its adopted WSCP, as required and directed by DWR. If the City revises its WSCP, then an electronic copy of the revised WSCP will be submitted to DWR within 30 days of its adoption.

Table 5 Notification to Cities and Counties

DWR Submittal Table 10-1 Retail: Notification to Cities and Counties Water Code Section 10621(b) and 10642		
Name	**60 Day Notice**	**Notice of Public Hearing**
County of Monterey	Yes	Yes
City of Gonzales	Yes	Yes
City of Greenfield	Yes	Yes
Monterey County Water Resources Agency	Yes	Yes
Monterey County Water Awareness Committee	Yes	Yes
Salinas Valley Basin Groundwater Sustainability Agency	Yes	Yes
Greater Monterey County IRWM Program	Yes	Yes
Soledad Unified School District	Yes	Yes
California Department of Corrections and Rehabilitation	Yes	Yes
Estancia Estates Winery	Yes	Yes
Golden State Vinters	Yes	Yes
Dole Fresh Vegetables	Yes	Yes
Camphora Apartments	Yes	Yes

12 References

City of Soledad. 2021a. Water and Sewer Rate Study.

_____.2021b. Emergency Response Plan.

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Monterey County. 2022. Multi-Jurisdictional Hazard Mitigation Plan. Retrieved from: https://www.countyofmonterey.gov/home/showpublisheddocument/114305/637961624630700000

Department of Water Resources. 2026. Final 2025 Urban Water Management Plan Guidebook. Retrieved from: https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Urban-Water-Management-Plans/Final-2025-UWMP-Guidebook/Final-2025-UWMP-Guidebook-Accessible.pdf

Attachment A

City of Soledad Municipal Code Section 13.09 Mandatory Water Conservation Regulations

Chapter 13.09 MANDATORY WATER CONSERVATION REGULATIONS

Sections:

13.09.010 Purpose.

The purpose of this chapter is to increase public awareness of the need for water conservation, and to provide regulations and restrictions on the delivery of water and the consumption within the city limits of water supplied for public use as will (1) conserve the water supply for the greatest public benefit with particular regard to domestic use, sanitation and fire protection, and (2) ensure compliance with water regulations of other governmental agencies of appropriate jurisdiction.

(Ord. 534 § 2 (part), 1993)

13.09.020 Definitions.

A. Agency. "Agency" means the Monterey County Water Resources Agency.

B. "Automatic shutoff nozzle" means a water release mechanism securely affixed to the end of a water hose that requires the person using the hose to apply and maintain the flow of water, and that shuts off immediately when pressure is released.

C. "Change of ownership" means a transfer of the right to beneficial use thereof, regardless of whether such transfer is voluntary, involuntary, or by operation of law, court order, grant, gift, devise, inheritance, trust, contract of sale, addition or deletion of an owner, property settlement or by any other means.

D. "Change of use" means a change from one use of a structure to another use that is identified as a different use under the zoning ordinance, Title 17, of the Municipal Code of the city of Soledad.

E. "City manager" means the city manager of the city of Soledad.

F. "New construction" means a completely new structure, a new addition to a previously existing structure or the portion of a previously existing structure that is newly remodeled or renovated.

G. "Overdraft" means the condition of a groundwater basin where the amount of water withdrawn by pumping exceeds the amount of water replenishing the basin over an extended period of time, or where the amount of water withdrawn by pumping results in an unacceptable degradation of groundwater quality within the basin.

H. "Person" means any individual person and any firm, partnership, corporation, business entity, association, district, agency, city, county and any other entity or organization.

I. "Public works director" means the superintendent of public works of the city of Soledad.

J. A "shutoff nozzle" means a water release mechanism ("nozzle") securely affixed to the end of a water hose which enables the user of the hose to control the flow of water in the hose, including stopping the flow of water completely and securely, by a lever or mechanical device in the nozzle.

K. "Superintendent of utilities" means the superintendent of utilities of the city of Soledad.

L. "Water recirculating system" means a system approved by the city that recirculates water between hot water and cold water lines, so that substantially all the cold water standing in the pipes will be returned to

the water heater and reheated before the faucet is turned on. The system may be turned on and off by a manually operated switch, by a timer-operated switch, or otherwise, or may be left on permanently.

(Ord. 534 § 2 (part), 1993)

13.09.030 Enforcement.

The city manager and all officers and employees of the city, including all ex officio officers and employees, shall enforce all the provisions of this chapter by the issuance of citations, including warning citations, and taking all other necessary action, including bringing civil action to abate a nuisance as set forth herein, through the city attorney's office.

(Ord. 534 § 2 (part), 1993)

13.09.040 Mandatory restrictions on water waste.

A. Repair of Plumbing, Sprinkler and Irrigation Systems. Any person who is the owner, manager or person responsible for the day-to-day operation of any premises shall take caution to initiate steps to repair any leaking, broken or defective water pipes, faucets, plumbing fixtures, other water service appliances, sprinklers, water or irrigation systems, or distribution systems within a reasonable time after such person learns of such leaks, breaks or defects, and shall thereafter diligently and promptly pursue such repair work to completion. In any event, such action initiating steps for repair shall take place within seventy-two hours after such person first learns of the problem, unless a variance is obtained from the city of Soledad.

B. Washing of Vehicles. No person shall use a water hose to wash any car, truck, boat, trailer, bus, recreational vehicle, camper, aircraft, tractor or any other vehicle, or any portion thereof, with potable water, unless the hose is equipped with an automatic shutoff nozzle.

C. Cleaning of Structures. No person shall use potable water through a hose to clean the exterior of any building or structure unless such hose is equipped with a shutoff nozzle.

D. Cleaning of Surfaces. No person shall use potable water through a hose to clean any sidewalk, driveway, roadway, parking lot, or any other outdoor paved or hard-surfaced area, except where necessary to protect public health and safety. The use of a bucket is not prohibited at any time for cleaning food, grease, oil, or other stains or spillage from surfaces.

E. Water Spillage. No person shall cause, suffer or permit water to spill into streets, curbs or gutters. No person shall use any water in any manner which results in runoff beyond the immediate area of use, unless the contour of the premises is such that avoidance of some minimum spillage is impossible.

F. Swimming Pools and Spas. No person shall empty and refill a swimming pool or spa except to prevent or repair structural damage or to comply with public health regulations.

G. Fountains. No person shall use water to operate or maintain levels in decorative fountains, unless such water is recycled in the fountain.

H. Visitor-Serving Facilities. The owner and manager of each hotel, motel, restaurant, convention and other visitor-serving facility shall ensure that such facility displays, in places visible to all customers, placards or decals approved by the agency, promoting public awareness of the need for water conservation and/or advising the public that waste of water is prohibited.

I. Public and Quasi-Public Entities. All public and quasi-public entities shall display, in visible locations in all rostrums, kitchens and dining areas, placards or decals approved by the agency, promoting public awareness of the need for water conservation and/or advising the public that waste of water is prohibited. "Quasi-

public entities" include educational institutions, churches, recreational facilities open to the public, and other such entities designated by the superintendent of utilities. Placement of placards or decals by a quasi-public entity of a type not specifically mentioned in this chapter shall not be required unless the superintendent of utilities gives written notice to the entity that this chapter is applicable to the entity so notified and that placement of placards or decals is required.

J. Commercial Car Washes. No person in charge of the operation of any commercial car wash facility shall suffer or permit the washing of any boat, trailer, recreational vehicle or other vehicle in such facility or on its premises, other than by the following methods:

1. Use of mechanical automatic car wash facilities utilizing water recycling equipment;
2. Use of a hose that operates on a timer for limited time periods and shuts off automatically at the expiration of the time period;
3. Use of a hose equipped with an automatic shutoff nozzle;
4. Use of bucket and hand washing.

K. Construction.

1. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other subpotable water approved by Monterey County health department and appropriate for such use.
2. All hoses used in connection with any construction activity shall be equipped with a shutoff nozzle. When an automatic shutoff nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shutoff nozzle.

L. Use of Hydrants. No person, other than a member of the fire department of the city of Soledad, the fire department of any other jurisdiction giving assistance to the Soledad fire department in emergencies, the city of Soledad department of public works, or the city of Soledad water and sewer utilities department may use water from a fire hydrant, without first obtaining a permit from the planning department of the city of Soledad.

M. Leakage and Repair Program. The public works director shall maintain in effect a distribution system leakage detection and repair program. This program shall be reviewed on an annual basis and a report analyzing the results of the program shall be prepared by the director and submitted to the city council.

N. New Construction.

1. In all new construction, all toilets shall be ultra low-flow toilets with a maximum tank size or flush capacity of one and one-half gallons.
2. All shower heads shall have a maximum flow capacity of two and one-half gallons per minute.
3. All hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a water recirculating system.
4. All new construction requiring a discretionary permit from the city of Soledad shall apply xeriscape principles throughout the exterior landscape development, associated with such new construction, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.

O. Retrofitting Existing Hotels and Motels. All existing hotels and motels shall, within six months following the effective date of the ordinance codified in this chapter, be retrofitted with shower heads with a maximum flow capacity of two and one-half gallons per minute.

P. Retrofitting Upon Change of Ownership or Use.

1. All existing residential structures shall, at the time of change of ownership, be retrofitted, if not already so modified, with ultra low-flow toilets with a maximum tank size or flush capacity of one and one- half gallons, and shower heads with a maximum flow capacity of two and one-half gallons per minute.
2. All existing commercial and industrial structures shall, at the time of change of ownership or change of use, be retrofitted, if not already so modified, with ultra low-flow toilets with a maximum tank size or flush capacity of two and one-half gallons per minute.

Q. Indiscriminate Use. No person shall cause, suffer or permit the indiscriminate running of water not otherwise prohibited by the provisions set forth above which is wasteful and without reasonable purpose.

R. Use in Excess of Eighty-Five Percent of 1991 Use. No person shall consume water in excess of eighty-five percent of 1991 use. Water fees charged by the city shall be reviewed November, 1994, and in November every other year thereafter to determine if rates need to be changed to:

1. Address excessive use by any person(s); and
2. Provide sufficient revenue for the city to meet obligations and provide water services consistent with its policies.

S. Use of Water to Irrigate. No person shall use water to irrigate lawns, landscape or other turf areas which is not in accordance with local city and county ordinances.

(Ord. 534 § 2 (part), 1993)

13.09.050 Warnings.

In order to encourage cooperative efforts to achieve water conservation, it shall be the policy of the city of Soledad to issue a written warning notice when an alleged violation is first noted. Such warning shall include an explanation of the alleged violation. Any individual provided with such notice will then be given an opportunity to correct the identified problem. However, if an infraction citation is issued and a prosecution commenced for the alleged violation, in no case shall proof of a violation depend upon the showing that a warning was previously given, nor shall failure to give a warning be a defense.

(Ord. 534 § 2 (part), 1993)

13.09.060 Penalties.

A. Each violation of this chapter is an infraction.

B. Any violation that occurs or continues from one day to the next shall be deemed a separate violation, for each day during which such violation occurs or continues to occur.

C. The fine for a first violation of this chapter shall be fifty dollars. The fine for a second violation and each subsequent violation of this chapter within a period of twelve months, regardless of the specific section or subsection violated, shall be one hundred dollars.

(Ord. 534 § 2 (part), 1993)

13.09.070 Nuisance.

A. Any violation of this chapter is declared to be a public nuisance.

B. In accordance with the provisions of Chapter 9.04 of the Soledad Municipal Code, the city may, upon order of the city council, abate an identified public nuisance and/or bring civil action to enjoin or abate the nuisance

and make the costs of nuisance abatement a special assessment against the parcel of land on which the nuisance is located or originates.

C. Nothing contained in this section limits the city to the prescribed remedy, or prevents the city from initiating and prosecuting any other remedy available to it for the abatement of a public nuisance, or for recovery of the cost of abatement, under the civil or criminal statutes of the state or under other ordinances of the city.

(Ord. 534 § 2 (part), 1993)

13.09.080 Variances.

A. Any person may, at any time, apply in writing for a variance from strict application of this chapter. The application for the variance shall be filed with the city of Soledad.

The planning director may, in his discretion, temporarily dispense with the requirement to file a written application, if he finds that an emergency condition exists requiring immediate action on the variance request.

B. The city manager may grant a temporary variance of up to one year to come into compliance with the terms of this chapter upon making both of the following findings:

1. The strict application of the chapter would create an undue hardship, or an emergency condition exists which requires that the variance be granted; and

2. Granting the variance will not cause a significant adverse effect on the water supply or on service to other water consumers.

C. In granting a variance, the city manager may impose any conditions in order to ensure that the variance is consistent with the overall goal of water conservation. The granting of a variance and any conditions imposed upon such variance shall be set forth in writing.

D. Any decision of the city manager with respect to an application for a variance may be appealed in writing to the city council. The city council shall schedule the matter for hearing within thirty days of receipt. The city council may confirm, modify or rescind any decision of the city manager in this regard. The city council's decision on all variance appeals shall be final.

(Ord. 534 § 2 (part), 1993)

13.09.090 Revenues received from enforcement.

A. All revenues received by the city from enforcement of this chapter shall be used exclusively for city water conservation programs, including but not limited to administrative, monitoring and enforcement costs of mandatory water conservation.

(Ord. 534 § 2 (part), 1993)

13.09.100 Severability.

If any section, subsection, sentence, clause or phrase of this chapter is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this chapter. The city council declares that it would have passed this chapter and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any other part thereof be unconstitutional or invalid.

(Ord. 534 § 2 (part), 1993)

Attachment B

Public Notices

Newspaper notices will be available in the Final document version.

einfo@edenhousing.org

April 13, 2026

Apartment Manager
Camphora Apartments
32101 McCoy Road
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Apartment Manager:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

The adopted UWMP and WSCP will be submitted to the California Department of Water Resources, the County of Monterey, and the California State Library by July 1, 2026, as required by law. Information regarding the UWMP and WSCP update process, including the draft UWMP and WSCP when available, will be posted on the City's website at www.cityofsoledad.com by May 15, 2026. The public hearing and adoption date is scheduled for June 17, 2026, and will be included in the City's regularly scheduled City Council meeting agenda for that date.

If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

m_HQPersonnelTransactions@cdcr.ca.gov

April 13, 2026

Sarah Larson
Director, Facility Planning, Construction and Management
California Dept. of Corrections and Rehabilitation
P.O. Box 942883
Sacramento, CA 94283-0001

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Larson:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

Gustavo.flores@theogcompanies.com

April 13, 2026

Gustavo Flores
Soledad Plant Manager
Dole Fresh Vegetables
32655 Camphora-Gloria Road
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Flores:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

April 13, 2026

Estancia Estates Winery
980 Bryant Canyon Rd
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

To Whom It May Concern:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

SOLEDAD CALIFORNIA

daniel.armstrong@thewinegroup.com

April 13, 2026

Daniel Armstrong
Facilities Maintenance Manager
Golden State Vintners
1777 Metz Road
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Armstrong:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

SOLEDAD CALIFORNIA

OHurtado@ci.gonzales.ca.us

April 13, 2026

Octavio Hurtado
Public Works Director
City of Gonzales
P.O. Box 647,
Gonzales, CA 93926

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Hurtado:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

jtugel@ci.greenfield.ca.us

April 13, 2026

Jamie Tugel
Public Works Director
City of Greenfield
920 Walnut Ave
Greenfield, CA 93927

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Tugel:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

SOLEDAD CALIFORNIA

srobinsongs@frontier.com

April 13, 2026

Susan Robinson
Greater Monterey County IRWM Program
1140 Abbott St, Suite C
Salinas, CA 93901

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Robinson:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

imperiall@countyofmonterey.gov

April 13, 2026

Resource Management Agency Director
County of Monterey
1441 Schilling Place
Salinas, CA 93901

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

To Whom It May Concern:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

rbangs@soledad.k12.ca.us

April 13, 2026

Randy Bangs
Superintendent
Soledad Unified School District
1261 Metz Road
Soledad, CA 93960

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Bangs:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

harmonp@svbgsa.org

April 13, 2026

Piret Harmon
General Manager
Salinas Valley Basin Groundwater Sustainability Agency
P.O. Box 1350
Carmel Valley, CA 93924

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Harmon:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

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Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

The adopted UWMP and WSCP will be submitted to the California Department of Water Resources, the County of Monterey, and the California State Library by July 1, 2026, as required by law. Information regarding the UWMP and WSCP update process, including the draft UWMP and WSCP when available, will be posted on the City's website at www.cityofsoledad.com by May 15, 2026. The public hearing and adoption date is scheduled for June 17, 2026, and will be included in the City's regularly scheduled City Council meeting agenda for that date.

If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

April 13, 2026

Danielle Driscoll
Monterey County Water Awareness Committee
P.O. Box 3254
Salinas, CA 93912

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Driscoll:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

Consistent with California Water Code Section 10621(b), this notice is being provided at least 60 days prior to the public hearing on adoption of the UWMP and WSCP. The City anticipates making a draft UWMP and WSCP available for public review prior to the hearing, and the City Council will conduct a public hearing to receive input and consider adoption of the 2025 UWMP and WSCP.

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Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

imperiall@countyofmonterey.gov

April 13, 2026

Ara Azhderian
General Manager
Monterey County Water Resources Agency
1441 Schilling Place North Building
Salinas, CA 93901

Re: Notice of Plan Preparation – 2025 City of Soledad Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Azhderian:

This letter provides notice that the City of Soledad (City) is currently preparing an update to its 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) in compliance with the California Urban Water Management Planning Act (California Water Code §10610 et seq.).

The State of California requires urban water suppliers to update their UWMPs every five years. The City's 2025 UWMP will incorporate updated information regarding water demands, water supplies, water service reliability under normal and dry-year conditions, water conservation and demand management measures, and drought preparedness for a minimum 20-year planning horizon.

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If you have land use information, growth projections, or other planning considerations that the City should consider during preparation of the UWMP and WSCP, the City welcomes your coordination and input. Please contact Carla James at 831-223-5012 or cjames@cityofsoledad.gov.

Sincerely,

Carla Rose James

Carla James, Water Resources Manager
City of Soledad Public Works Department

Attachment C

Adoption Resolution

This will be available in the Final document version.

Appendix E

Adopted Resolutions

This will be available in the Final document version.

Appendix F

2025 DWR Standardized Tables

This will be available in the Final document version.

AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Presentation and Acceptance of The City of Soledad's 2022 State Community Development Block Grant (CDBG) Award No. 22-CDBG-ED-30043 Business Assistance Loan Program Closeout Report to the California Department of Housing and Community Development (HCD)**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Beatriz Trujillo, Community and Economic Development Director and Tencia C. Vargas, Economic Development Coordinator**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 17, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad receive the presentation regarding the Closeout Report for the City of Soledad's 2022 State Community Development Block Grant (CDBG) Award No, 22-CDBG-ED-30043 Business Assistance Loan Program and accept the Closeout Report for submittal to the California Department of Housing and Community Development (HCD).

Executive Summary

The City applied for and was awarded a total of $750,000 in funding through the 2022 State Community Development Block Grant (CDBG) Program. Grant funds were utilized to provide business assistance loans to businesses seeking to start or expand operations while creating and retaining local employment opportunities under Grant No. 22-CDBG-ED-30043. Through this program, the City assisted five (5) businesses, resulting in the creation of eighteen (18) new full-time jobs.

As the grant funds have now been fully expended, the City is required to conduct a public notice and hearing to receive public comments regarding the program accomplishments and submit a Closeout Report to the California Department of Housing and Community Development (HCD) for review and approval.

Background

On April 19, 2022, the Department of Housing and Community Development released the 2022 Community Development Block Grant (CDBG) Program Notice of Funding Availability (NOFA).

On June 15, 2022, the City Council of the City of Soledad adopted Resolution No. 5831, authorizing the

city to apply for funding under the 2022 State Community Development Block Grant (CDBG) Program.

On June 27, 2023, the City of Soledad was awarded the CDBG Economic Development Grant No. 22-CDBG-ED-30043 in the amount of $750,000. The funds awarded were allocated to the following business assistance activities:

- $697,500.00 in Business Assistance Loans and Activity Delivery
- $52,500.00 in General Administration

The grant term was established for three (3) years and is set to expire on June 30,2026.

The primary purpose of the grant award was to support entrepreneurs seeking to start or expand their businesses by providing low-interest business assistance loans that would facilitate the creation and retention of jobs. Under the program guidelines, each $35,000 loaned was required to create or retain one (1) full-time job.

Review & Analysis

Following the COVID-19 pandemic, many local small businesses experienced significant economic hardship and ongoing financial instability. While the City had previously provided assistance through federal funding sources such as the American Rescue Plan Act (ARPA) and Community Development Block Grant (CDBG) programs in the form of façade improvement grants and business assistance loans, the challenging economic climate continued to create barriers for businesses attempting to recover, expand operations, and achieve long-term sustainability. Additionally, aspiring entrepreneurs faced limited access to capital and financial resources necessary to establish new businesses within the community.

Recognizing the continued need for support and to strengthen the local business community, the City pursued additional funding opportunities through the State Community Development Block Grant (CDBG) Program. On June 15, 2022, the City Council of the City of Soledad authorized staff to apply for funding under the 2022 CDBG Grant Notice of Funding Availability (NOFA). Subsequently, on June 27, 2023, the City was awarded $750,000 in CDBG Grant Funding to help fund the Small Business Assistance Loan Program.

The Small Business Assistance Loan Program was established to provide financial assistance to businesses seeking to expand operations, retain and create jobs, and support entrepreneurs interested in establishing new businesses within the City of Soledad. The loan program is structured to support three eligible business assistance activities, including the acquisition of machinery and equipment, inventory and merchandise purchases, and working capital.

The following is a list of businesses that received funding through the grant program:

1. Alcala Ace Hardware, Inc., was approved for a business assistance loan in the amount of $200,000. The business established operations by taking over the former Soledad Hardware Store located at 900 Front Street. Loan funds were utilized for the purchase of equipment, machinery, and inventory necessary to support the start-up of the business. As a result, the business successfully opened operations and created seven (7) new full-time positions.
2. Powerhouse Brew was approved for a business assistance loan in the amount of $35,000. The business established itself as a new mobile coffee business from a converted trailer. Loan funds were utilized to purchase and convert a camper in a mobile coffee bar, as well as to acquire

equipment, inventory and working capital. As a result, the business will create one (1) new full-time position.

3. Serreza Beauty, LLC was approved for a business assistance loan in the amount of $35,000 which was later decreased to $25,000. The business was an established salon that rebranded and relocated from Monterey Street to Front Street. The loan funds were utilized for the purchase of salon equipment, machinery, inventory and working capital. As a result, the business created one (1) new full-time position.
4. Veloz Café, Inc. was approved for a business loan in the amount of $80,000. The business established itself as a mobile coffee business from a customized coffee truck. Loan funds were utilized to purchase a customized coffee truck, equipment, machinery, inventory and working capital. This will result in the business creating three (3) full-time positions in the next 12 to 18 months.
5. Leyva's Towing, Inc. was approved for a business loan in the amount of $200,000. The business is an existing long-standing business that expanded the services it provides to the community. Loan funds were utilized to purchase a tow-truck, machinery, equipment and working capital. As a result, the business is anticipated to create six (6) full-time positions in the next 12 to 18 months.

A total of $585,000 of grant funds was allocated for business loans, $112,500 was allocated for Activity Delivery and $52,500 was allocated for General Administration of the grant program.

As these business loans are repaid, monies received will be categorized as program income and can be used as a revolving loan fund for other Soledad businesses.

Grant funds for CDBG Grand No. 22-CDBG-ED-30043 have been fully expended and upon acceptance by the Council of this report, the Final State Closeout Report will be submitted along with a Closeout Letter, to HCD, Community Development Block Grant Division for review and approval.

Financial Considerations

Acceptance of this Close-Out Report and submittal to HCD is a requirement of this grant. This business assistance program has been fully funded through the State Community Development Block Grant Program in the amount of $750,000 and has no financial impact on the General Fund.

Strategic Plan Alignment

The Small Business Assistance Loan Program directly supports and advances objectives under Section 1.1.2, "Provide technical assistance, resources, and engagement opportunities to help retain and grow Soledad businesses". The Business Assistance Loan program serves as a critical economic development tool by assisting existing businesses with expansion efforts, operational improvements, working capital, and job creation. By providing low-interest financing, the program helps businesses overcome financial barriers that may otherwise prevent growth, expansion, or long-term sustainability.

Alternatives

- Receive and accept the Closeout Report of the 2022 State Community Development Block Grant Program Award No. 22-CDBG-ED-30043 - Business Assistance Loan Programs.
- Do not accept the Closeout Report and provide alternative direction to staff. This alternative is not recommended, as submission of the Closeout Report is a requirement of the grant agreement and necessary to complete the grant closeout process with the California Department of Housing and Community Development (HCD).

Planning/CEQA

The acceptance and submittal of the Closeout Report of the 2022 State Community Development Block Grant Program Award No. 22-CDBG-ED-30043- Business Assistance Loan Program is not considered a "project" for the purpose of CEQA.

Public Notice Requirements

A Public Hearing Notice is required to provide citizens with an opportunity to comment on the City's performance and accomplishments associated with the 2022 State Community Development Block Grant Program Award No. 22-CDBG-ED-30043 - Business Assistance Loan Programs. In accordance with grant requirements, a Public Hearing Notice in both English and Spanish was published in the Salinas Valley Tribune on May 27, 2026.

Attachment(s):
Soledad CDBG Closeout Report Presentation
Proof of Publication

2022 State Community Development Block Grant Program

City of Soledad
City Council Meeting – June 17, 2026
Presented by: Tencia C. Vargas

CLOSEOUT REPORT

Program Overview

Grant Award No. 22-CDBG-ED-30043

(2022 CDBG Funding)

Total Grant Award: $750,000

Purpose: Support business expansion, entrepreneurship, and job creation

Grant Funding Allocation

$585,000 – Business Assistance Loans

$112,500- Activity Delivery (Consultant)

$52,000- General Administration (City Staff)

Grant Term:

June 27,2023 to June 30,2026

Program Goals

- Provide low-interest business assistance loans
- Support business start-up and expansion efforts
- Create and retain local employment opportunities
- Strengthen the local business community

Eligible Loan Activities

Purchase of machinery and equipment

Inventory and merchandise purchases

Working capital assistance

Business Assistance Loan Recipients

- Alcala Ace Hardware, Inc. – $245,000
- Powerhouse Brew – $35,000
- Serreza Beauty, LLC – $25,000
- Veloz Café, Inc. – $80,000
- Leyva's Towing, Inc. – $200,00

Business Loan Total: $585,00.00

Program Accomplishments & Long Term Benefits

Accomplishments:

- Five (5) businesses assisted
- Eighteen (18) new full-time jobs created
- Expansion of local business services
- Support for new and existing businesses

Long Term Benefits

- Loan repayments will become Program Income
- Funds may be reused to support future Soledad businesses
- Creates long-term economic development opportunities

Strategic Plan Alignment

- Supports Strategic Plan Goal 1.1.2
- Provides resources and financial assistance to businesses
- Encourages business retention and expansion
- Promotes long-term economic sustainability

Financial Considerations

Program fully funded through State CDBG Grant

No impact to the City's General Fund

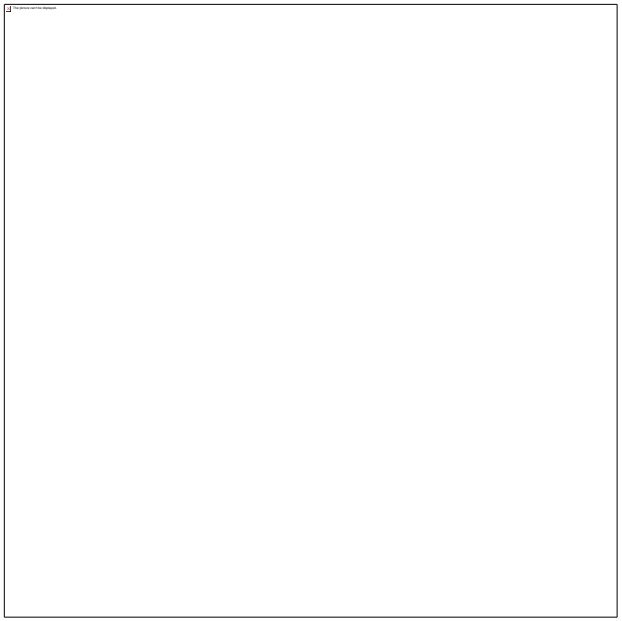
Closeout Report submission required per grant agreement

Recommendation

- [ ] Receive presentation regarding the Closeout Report

- [ ] Accept the Closeout Report

Any questions?



THANK YOU!

CLASSIFIED ADS & LEGAL NOTICES

fiscal year **2025-2026**, and/or any delinquent supplemental taxes levied prior to fiscal year **2025-2026,** shall be declared tax-defaulted. That unless the tax-defaulted property is completely redeemed through payment of all unpaid amounts, together with penalties and fees prescribed by law or an installment plan is initiated and maintained; the property will become tax-defaulted and may be sold subsequently at a tax sale to satisfy the tax lien. That a detailed list of all properties remaining tax-defaulted as of **July 1, 2026**, and not redeemed prior to being submitted for publication, shall be published on or before **September 8, 2029**. That information concerning redemption or the initiation of an installment plan for redemption of tax-defaulted property will be furnished, upon request, by:

Jake Stroud, County of Monterey Tax Collector
168 W. Alisal St., 1st Floor, Salinas, CA 93901
Telephone: (831) 755-5057

I certify, under penalty of perjury, that the foregoing is true and correct.

s/ Jake Stroud, County of Monterey Tax Collector
Executed at Salinas, County of Monterey, California, on May 6, 2026.

Published in The Rustler on May 20, May 27, and June 3, 2026.
(Pub KCR 5/20, 5/27, 6/3)

CITY OF SOLEDAD

NOTICE OF REVIEW OF CDBG GRANT ACCOMPLISHMENTS AND PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Soledad will hold a public hearing on June 17, 2026, at 6:00 p.m. at the Soledad City Council Chambers, located at 248 Main Street, Soledad, CA 93960, to review and discuss the accomplishments and expenditures associated with the State Community Development Block Grant (CDBG) Economic Development Program funded through the California Department of Housing and Community Development under Standard Agreement No. 22-CDBG-ED-30043.

The purpose of this public hearing is to provide citizens with an opportunity to comment on the City's performance and accomplishments related to the use of Community Development Block Grant (CDBG) funds under Grant No. 22-CDBG-ED-30043 and to receive public feedback regarding the completed activities and outcomes achieved through the City's Small Business Assistance Loan Program.

On June 15, 2022, the City Council of the City of Soledad adopted Resolution No. 5831 authorizing the City to apply for funding under the 2022 State Community Development Block Grant (CDBG) Program. On June 27, 2023, the City of Soledad was awarded a total of $750,000.00 in CDBG funding, of which $697,500.00 was allocated for Program Activities and $52,500.00 for General Administration.

The grant funding was utilized for the City's Small Business Assistance Loan Program, which included:
• Providing low-interest business assistance loans to support local business expansion and economic growth;
• Assisting five (5) local businesses through the program;
• Supporting entrepreneurship and business development opportunities within the community; and
• Facilitating the creation of eighteen (18) full-time equivalent jobs benefiting low- and moderate-income individuals.

The program was implemented as part of the City's ongoing efforts to support economic recovery, encourage entrepreneurship, and strengthen the local business community.

Persons interested are encouraged to attend the above-mentioned public hearing on June 17, 2026, to make their comments known. Members of the public may also participate in the City of Soledad Regular City Council meeting by using the Zoom link: https://cityofsoledad.zoom.us/j/82344767842. Participants may also participate by telephone by calling 1-669-900-6833 and entering Meeting ID: 823 4476 7842.

Persons who are unable to attend may submit written comments to the City Clerk, P.O. Box 156, Soledad, California 93960, or via email at dnoriega@cityofsoledad.gov. Additional information may be obtained between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, by calling (831) 223-5014.

If you require special accommodations to participate in the public hearing, please contact Deputy City Clerk, Darlene Noriega, City of Soledad, 248 Main Street, Soledad, CA 93960, or by telephone at (831) 223-5014 at least 48 hours prior to the meeting, if possible. Translation services and other assistance are available upon request. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on Monday through Friday.

The City of Soledad promotes fair housing and makes all its programs available to low- and moderate-income families regardless of age, race, color, religion, sex, gender, gender identity, national origin, sexual orientation, marital status or handicap.
Published: May 27, 2026

CIUDAD DE SOLEDAD

AVISO DE REVISIÓN DE LOGROS DEL PROGRAMA CDBG Y AUDIENCIA PÚBLICA

POR LA PRESENTE SE NOTIFICA que el Ayuntamiento de la Ciudad de Soledad llevará a cabo una audiencia pública el 17 de junio de 2026, a las 6:00 p.m., en las Cámaras del Concejo Municipal de Soledad, ubicadas en 248 Main Street, Soledad, CA 93960, para revisar y discutir los logros y gastos relacionados con el Programa de Prestamos de Asistencia Empresarial de la Subvención en Bloque para el Desarrollo Comunitario del Estado (CDBG, por sus siglas en inglés), financiado a través del Departamento de Vivienda y Desarrollo Comunitario de California bajo el Acuerdo Estándar Núm. 22-CDBG-ED-30043.

El propósito de esta audiencia pública es brindar a los ciudadanos la oportunidad de comentar sobre el desempeño y los logros de la Ciudad relacionados con el uso de los Fondos de Subvención en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en inglés), bajo la Subvención Núm. 22-CDBG-ED-30043, así como recibir comentarios del público con respecto a las actividades completadas y los resultados alcanzados a través del Programa de Préstamos de Asistencia para Pequeñas Empresas de la Ciudad.

El 15 de junio de 2022, el Concejo Municipal de la Ciudad de Soledad adoptó la Resolución Núm. 5831 autorizando a la Ciudad a solicitar financiación para el Programa Estatal de Subvención en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en inglés), 2022. El 27 de junio de 2023, la Ciudad de Soledad recibió un total de $750,000.00 en fondos CDBG, de los cuales $697,500.00 fueron asignados para Actividades del Programa y $52,500.00 para Administración General.

Los fondos de la subvención fueron utilizados para el Programa de Préstamos de Asistencia para Pequeñas Empresas de la Ciudad, el cual incluyó:
• Proporcionar préstamos de asistencia empresarial a bajo interés para apoyar la expansión de negocios locales y el crecimiento económico;
• Se asistieron a cinco (5) negocios locales a través del programa;
• Apoyar el emprendimiento y las oportunidades de desarrollo empresarial dentro de la comunidad; y
• Facilitar la creación de dieciocho (18) empleos equivalentes a tiempo completo que benefician a personas de ingresos bajos y moderados.

El programa fue implementado como parte de los esfuerzos continuos de la Ciudad para apoyar la recuperación económica, fomentar el emprendimiento y fortalecer la comunidad empresarial local.

Se invita a las personas interesadas a asistir a la audiencia pública antes mencionada el 17 de junio de 2026 para expresar sus comentarios. Los miembros del público también podrán participar en la reunión ordinaria del Ayuntamiento de la Ciudad de Soledad utilizando el siguiente enlace: https://cityofsoledad.zoom.us/j/82344767842.
Los participantes también podrán participar por teléfono llamando al 1-669-900-6833 e ingresando el ID de la reunión: 823 4476 7842.

Las personas que no puedan asistir podrán presentar comentarios por escrito a la Subsecretaria Municipal P.O. Box 156, Soledad, California 93960, o por correo electrónico a dnoriega@cityofsoledad.gov.

Información adicional podrá obtenerse de lunes a viernes entre las 8:00 a.m. y las 5:00 p.m. llamando al (831) 223-5014.

Si requiere adaptaciones especiales para participar en la audiencia pública, favor de comunicarse con la Subsecretaria Municipal, Darlene Noriega, Ciudad de Soledad, 248 Main Street, Soledad, CA 93960, o por teléfono al (831) 223-5014 por lo menos 48 horas antes de la reunión, si es posible. Los servicios de traducción y otra asistencia está disponibles a solicitud. Además, un archivo de información pública está disponible para revisión en la dirección antes mencionada de lune a viernes entre las 8:00 a.m. y las 5:00 p.m.

La Ciudad de Soledad promueve la vivienda justa y pone todos sus programas a disposición de familias de ingresos bajos y moderados sin importar la edad, raza, color, religió sexo, género, identidad de género, origen nacional, orientación sexual, estado civil o discapacidad.

Publicado: 27 de mayo de 2026
(Pub 5/27)

AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6389, a Resolution of the City Council of the City of Soledad to Receive a Presentation on the Active Transportation Program (ATP) Cycle 8 Grant for the Safe Streets for Soledad Project, and Provide Staff Feedback and Approve the Commitment of Funds for the Grant Application**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Don Wilcox, Public Works Direct, and Alex Ramos, Engineering Project Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 17, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad adopt Resolution No. 6389, "To Receive a Presentation on the Active Transportation Program (ATP) Cycle 8 Grant for the Safe Streets for Soledad Project and Provide Staff Feedback and Approve the Commitment of Funds for the Grant Application."

Executive Summary

The City of Soledad partnered with the Transportation Agency for Monterey County (TAMC) to develop the Safe Streets for Soledad Project for submission under the Active Transportation Program (ATP) Cycle 8 grant funding opportunity. The proposed project includes bicycle and pedestrian safety improvements, roadway enhancements, and community-based education and encouragement programs designed to improve connectivity and create safer routes to schools, parks, transit, employment centers, and other key destinations throughout the community.

Staff is requesting City Council feedback on the proposed project scope and non-infrastructure programming, as well as approval of the Resolution and Commitment of Funds Letter necessary to support submission of the ATP Cycle 8 application. Approval of the Commitment of Funds Letter will leverage approximately $5.45 million in previously secured transportation funding and strengthen the City's competitiveness for an ATP grant request anticipated to range between $30 million and $35 million.

Background

The Active Transportation Program (ATP) was established by the California Legislature in 2013 to

encourage increased use of active modes of transportation, improve safety for pedestrians and bicyclists, enhance public health, reduce greenhouse gas emissions, and increase mobility throughout California. Administered by the California Transportation Commission (CTC) and Caltrans, the ATP provides competitive grant funding for infrastructure and non-infrastructure projects that improve walking and bicycling conditions, with an emphasis on safety, connectivity, and access within disadvantaged communities.

In December 2023, the City partnered with the Transportation Agency for Monterey County (TAMC) to pursue funding through the Active Transportation Program (ATP) Cycle 7 Call for Projects. Over the following several months, the project team conducted community outreach, developed concept designs, evaluated transportation needs, and prepared grant application materials. To maximize funding opportunities, the City submitted two applications in June 2024, consisting of a full project application totaling approximately $37.9 million and a phased project application totaling approximately $29.7 million. While both applications scored competitively during the evaluation process, neither application was selected for funding due to the highly competitive nature of the program and limited funding availability.

Following the conclusion of ATP Cycle 7, the California Transportation Commission released the ATP Cycle 8 Call for Projects. Staff once again coordinated with TAMC to evaluate funding opportunities and prepare a new application focused on advancing transportation safety, connectivity, and active transportation improvements throughout the City. The proposed ATP Cycle 8 application builds on previous planning efforts, community outreach, and project development activities completed during the prior application cycle and seeks funding for transportation improvements that support safer and more accessible travel throughout the community.

Review & Analysis

This citywide project will focus on five key safe routes to school corridors and several important connector streets identified through the Salinas Valley Safe Routes to Schools planning process. The street improvements include over five miles of bicycle and pedestrian improvements creating low-stress connections to all eight of the K-12 public schools, higher education, transit, parks, jobs, shopping, healthcare, and community amenities.

The non-infrastructure component of this project includes targeted educational and encouragement programs designed to serve the disadvantaged community and specifically address safety issues that cannot be resolved with infrastructure improvements alone. Bicycle and pedestrian safety programs will be delivered to students at all public elementary schools and middle school in the city. Programs will include traffic safety education, bike rodeos, bike repair workshops, and walk-to-school days, all conducted in both English and Spanish to address linguistic isolation. High school students will have the opportunity to participate in bike repair workshops and a Crime Prevention Through Environmental Design (CPTED) program for high school students, focusing on strategies to reduce crime and promote safe walking and biking environments. Seniors will receive pedestrian safety and encouragement programming tailored to their needs. The project will empower the community to organize and implement open street events and a drive safe campaign focused on correcting unsafe driving behaviors.

Proposed infrastructure improvements may include:

- A road diet and Class IV bike facility on Gabilan Drive
- Road diet and Class IV bike facility on West Street
- Class IV bike facility and rapid flashing beacons along Orchard Lane
- Class IV bike facility on Front Street

- Class IV bike facility on Nestles Lane & Los Coches Rd
- Buffered bike lanes on Monterey Street
- Buffered bike lanes along 3rd Street
- Six roundabouts
- Bike boxes
- Americans with Disabilities Act (ADA) compliant ramps
- Pedestrian lighting
- High-visibility "High-Intensity Activated crossWalK" (HAWK) signals

The Active Transportation Program is the most appropriate funding source to advance the Safe Streets for Soledad project because it prioritizes improving safety for people walking and bicycling, increasing access for disadvantaged and underserved communities, and demonstrate consistency with adopted plans and readiness for delivery. Staff believes this project is well-positioned to compete in the upcoming Active Transportation Program grant funding cycle due to its strong planning foundation, documented safety needs, regional significance, and coordination with partner agencies. Staff requests feedback on the proposed concept designs and non-infrastructure programming for the proposed project. Additionally, staff recommends that City Council approve the attached Commitment of Funds Letter to leverage funds for the grant. Points are awarded for leveraging funds, giving the project an advantage over others across the State. The grant application is due on June 22, 2026.

Financial Considerations

As currently proposed, the City of Soledad intends to request approximately $30 million to $35 million in Active Transportation Program (ATP) funding to implement the Safe Streets for Soledad Project. Staff and project partners continue to refine project scopes, cost estimates, and funding strategies in advance of the final application submittal deadline.

Approval of this item does not authorize the expenditure of additional City funds, appropriate General Fund resources, or commit the City to immediate project implementation. Rather, the proposed Commitment of Funds Letter leverages approximately $5.45 million in previously secured local, regional, state, and federal transportation funding associated with existing transportation projects, including the West Street Road Diet and Complete Streets Project, Pedestrian Safety Improvements Project (HSIP Cycle 11), Safe Routes to School Participatory Budgeting Projects, and the Citywide Slurry Seal Project. These projects are either currently underway, funded, or planned and are being used to demonstrate the City's ongoing investment in transportation safety and active transportation improvements.

Strategic Plan Alignment

This project is consistent with Objective 5.1.1 – Promote Active Transportation and Pedestrian Safety. Specifically, the Strategic Plan identifies collaborating with TAMC to resubmit the Safe Routes to School Projects (now known as the Safe Streets for Soledad Project) for Active Transportation Program (ATP) implementation funding through the State and other funding sources.

Alternatives

- Adopt the proposed Resolution; or
- Do not adopt the proposed Resolution. This is not recommended as it may affect the City's ability to apply for ATP funding to implement safety, accessibility, and comfort improvements for pedestrians and cyclists.

Planning/CEQA

This action is not considered a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5), as it involves organizational and administrative activities that will not result in direct or indirect physical changes to the environment. Any future discretionary projects resulting from this action will be evaluated separately for CEQA applicability.

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6389
Exhibit A - Draft Letter of Committment
Presentation

RESOLUTION NO. 6389

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD TO RECEIVE A PRESENTATION ON THE ACTIVE TRANSPORTATION PROGRAM (ATP) CYCLE 8 GRANT FOR THE SAFE STREETS FOR SOLEDAD PROJECT AND PROVIDE STAFF FEEDBACK AND APPROVE THE COMMITMENT OF FUNDS FOR THE GRANT APPLICATION

WHEREAS, the Active Transportation Program (ATP) was established by the California Legislature in 2013 to encourage increased use of active modes of transportation, improve safety for pedestrians and bicyclists, enhance public health, reduce greenhouse gas emissions, and increase mobility throughout California; and

WHEREAS, the California Transportation Commission (CTC) and California Department of Transportation (Caltrans) administer the ATP and periodically solicit applications for competitive grant funding through the ATP Call for Projects; and

WHEREAS, in December 2023, the City partnered with the Transportation Agency for Monterey County (TAMC) to develop and submit two ATP Cycle 7 applications focused on citywide active transportation improvements and safe routes to school infrastructure; and

WHEREAS, although the ATP Cycle 7 applications scored competitively, neither application was selected for funding due to limited funding availability and the highly competitive nature of the program; and

WHEREAS, the California Transportation Commission has subsequently released the ATP Cycle 8 Call for Projects, providing the City with an opportunity to seek funding for transportation safety and active transportation improvements throughout the community; and

WHEREAS, the proposed Safe Streets for Soledad Project includes infrastructure and non-infrastructure improvements intended to improve pedestrian and bicycle safety, increase connectivity, provide safer routes to schools, and enhance access to transit, parks, employment centers, healthcare facilities, shopping destinations, and other community amenities; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate local streets through pavement preservation improvements associated with the Fiscal Year 24/25 Slurry Seal Project (2026 Slurry Seal Project), improve deficient pavement striping and markings, enhance roadway visibility, and address roadway areas impacted by recent utility and trench restoration activities throughout the community; and

WHEREAS, proposed project improvements may include roadway reconfigurations, Class IV bicycle facilities, buffered bicycle lanes, pedestrian crossing enhancements, roundabouts, bicycle boxes, Americans with Disabilities Act (ADA) improvements, pedestrian lighting, High-Intensity Activated CrossWalK (HAWK) signals, and community-based education and encouragement programs; and

WHEREAS, the proposed project would provide low-stress bicycle and pedestrian

connections serving all eight K-12 public schools within the City and support transportation safety goals identified through the Salinas Valley Safe Routes to School planning process; and

WHEREAS, the City intends to request approximately $30 million to $35 million in ATP funding to implement the Safe Streets for Soledad Project; and

WHEREAS, the City has identified approximately $5.45 million in previously secured local, regional, state, and federal transportation funding associated with existing transportation projects, including the West Street Road Diet and Complete Streets Project, Pedestrian Safety Improvements Project (HSIP Cycle 11), Safe Routes to School Participatory Budgeting Projects, and the Citywide Slurry Seal Project, which may be leveraged to strengthen the ATP application; and

WHEREAS, approval of the Commitment of Funds Letter does not authorize the expenditure of additional City funds, require an additional unbudgeted General Fund contribution, or commit the City to immediate project implementation; and

WHEREAS, this action is not considered a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5), as it involves organizational and administrative activities that will not result in direct or indirect physical changes to the environment.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Soledad that the Active Transportation Program (ATP) Cycle 8 grant application for the Safe Streets for Soledad Project, the Commitment of Funds Letter attached hereto as **"Exhibit A"** and by reference incorporated herein, are hereby approved, and the City Manager is hereby authorized and directed to execute all documents necessary to submit the ATP Cycle 8 grant application on behalf of the City of Soledad.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 17th day of June 2026, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

June 1, 2026

ATP Cycle 8 Evaluation Committee
California Department of Transportation
1120 N Street
Sacramento, CA 95814

RE: Safe Streets for Soledad Project Commitment of Funds

ATP Cycle 8 Evaluation Committee:

This letter is intended to memorialize a commitment by the City of Soledad (City) to delivering the Soledad Safe Streets for Soledad Project (Project) if Active Transportation Program (ATP) Cycle 8 grant funds are awarded. The Project was developed through robust community engagement process and will provide transformative, citywide safety improvements that enhance bicycle and pedestrian connectivity throughout the community.

The City has secured transportation funding in the amount of $5,446,627 from a number of sources including the Transportation Safety and Investment Plan (Measure X), Regional Surfaces Transportation Program (RSTP), and Highway Safety Improvement Program (HSIP), which will be leveraged to support several transportation safety projects including the West Street Road Diet and Complete Streets Project, Pedestrian Safety Improvements Projects (HSIP Cycle 11), Safe Routes to School Steering Committee Participatory Budgeting Projects, and Citywide Slurry Seal Project. These improvements are all within the citywide Safe Streets for Soledad project.

Additionally, the City has submitted an application under the Fiscal Year 2026 Safe Streets and Roads for All (SS4A) Program seeking approximately $4.7 million in federal implementation funding for transportation safety improvements throughout the community. Approximately $1,742,123 is proposed for projects located within or immediately adjacent to the Safe Streets for Soledad Project limits. If awarded, these improvements would further complement the proposed Project by enhancing pedestrian and bicycle safety, improving connectivity, and expanding the City's network of active transportation facilities. The City's commitment to delivering the Safe Streets for Soledad Project is not dependent on the award of SS4A funding. However, the proposed SS4A improvements demonstrate the City's continued investment in creating a safer, more connected transportation network within and adjacent to the Project area.

The Transportation Agency for Monterey County has also agreed to provide up to $400,000 of Regional Surface Transportation Program funding to the Safe Streets for Soledad project if awarded the Active Transportation Program Grant.

The City is currently advancing several transportation and safety projects throughout the community and has demonstrated its ability to successfully deliver complex, grant-funded infrastructure improvements. If awarded ATP grant funds, the City is committed to delivering the Project and is confident it possesses the financial resources necessary to successfully complete the proposed improvements.

In 2016, Monterey County voters approved the Measure X sales tax measure, where 3/8% of sales tax revenues were directed to support local roadway safety and maintenance projects. Additionally, the City also received transportation funds from the Gas Tax, Motor Vehicle Fuel Tax, and SB 1 Local Roads and Streets Funds. All these funds may be further used to support the Project funding.

If you have any questions, I may be reached via telephone at 831-223-5124 or via email at dwilcox@cityofsoledad.gov.

Sincerely,

Donald T. Wilcox, P.E.
Public Works Director / City Engineer

Attachments:

1. West Street Road Diet and Complete Streets Project, Resolution No. xx Approving a Contract for Construction
2. Pedestrian Safety Improvements Project (HSIP Cycle 11), Email Award & Project List
3. Safe Routes to School Steering Committee Participatory Budgeting Project, Email Award & Project List
4. Citywide Slurry Seal Project, SB1 Submittal Project List & Resolution No. xx Approving Project List
5. Safe Streets and Roads for All Application, Narrative and Project Map
6. Transportation Agency for Monterey County Commitment of Regional Surface Transportation Program funds.

Calles seguras para la reunión de Soledad/ **Safe Streets for Soledad Meeting**

Soledad City Council

June 17, 2026

Recommendations

1. REVIEW and provide feedback on the proposed Cycle 8 Active Transportation Program grant project: Safe Streets for Soledad.

2. APPROVE the Commitment of Funds for the grant.

Solicitud de Beca de Transporte Activo / Active Transportation Grant Application

Alcance Comunitario /

Community Outreach

April – May 2026

Entregar Solicitud /

Submit Application

June 2026

Adjudicación de la beca /

Grant Award

December 2026

Asignación /

Allocation

Aug 2027

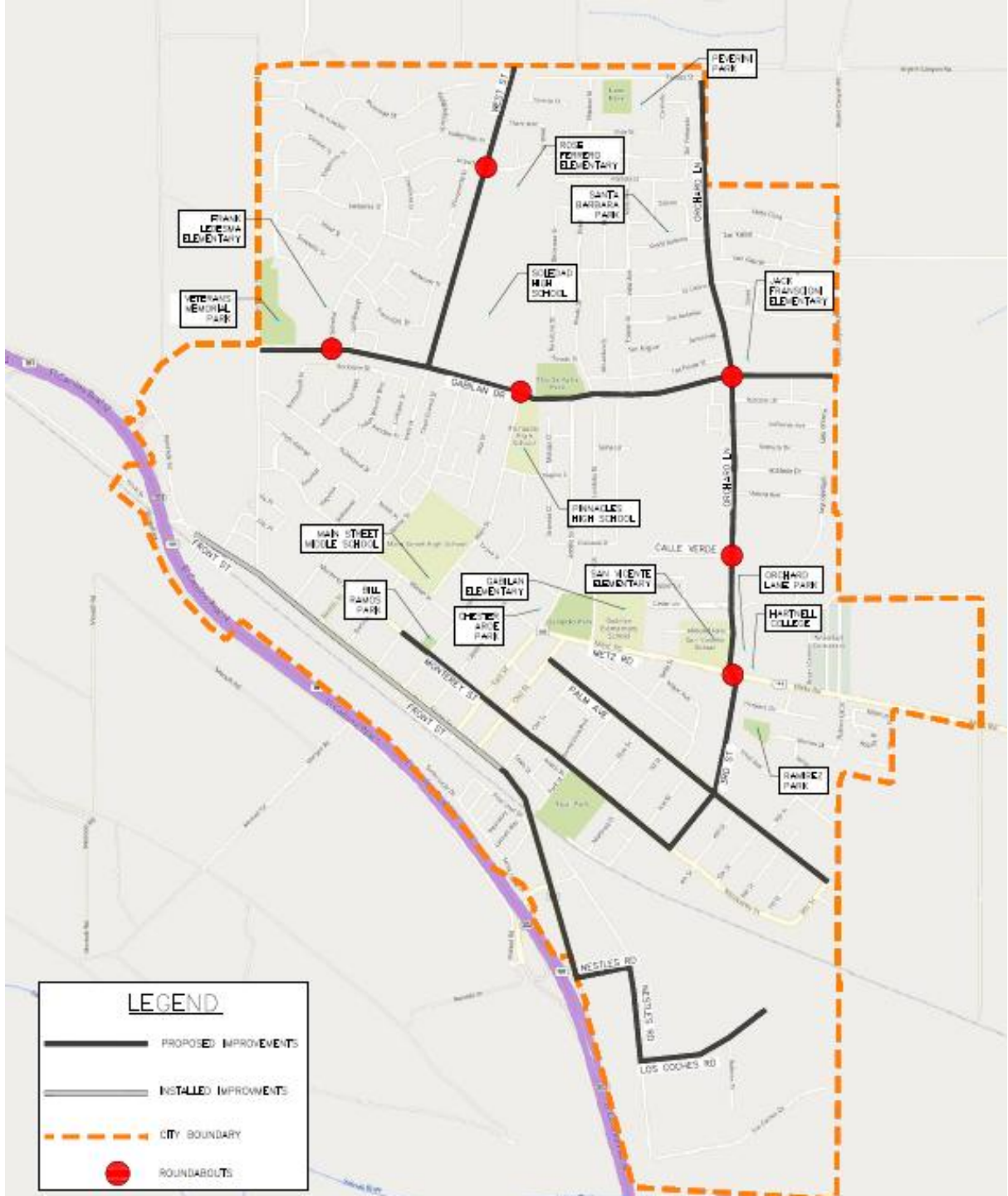
Participación de la comunidad / Community Engagement

- Presupuesto Participativo

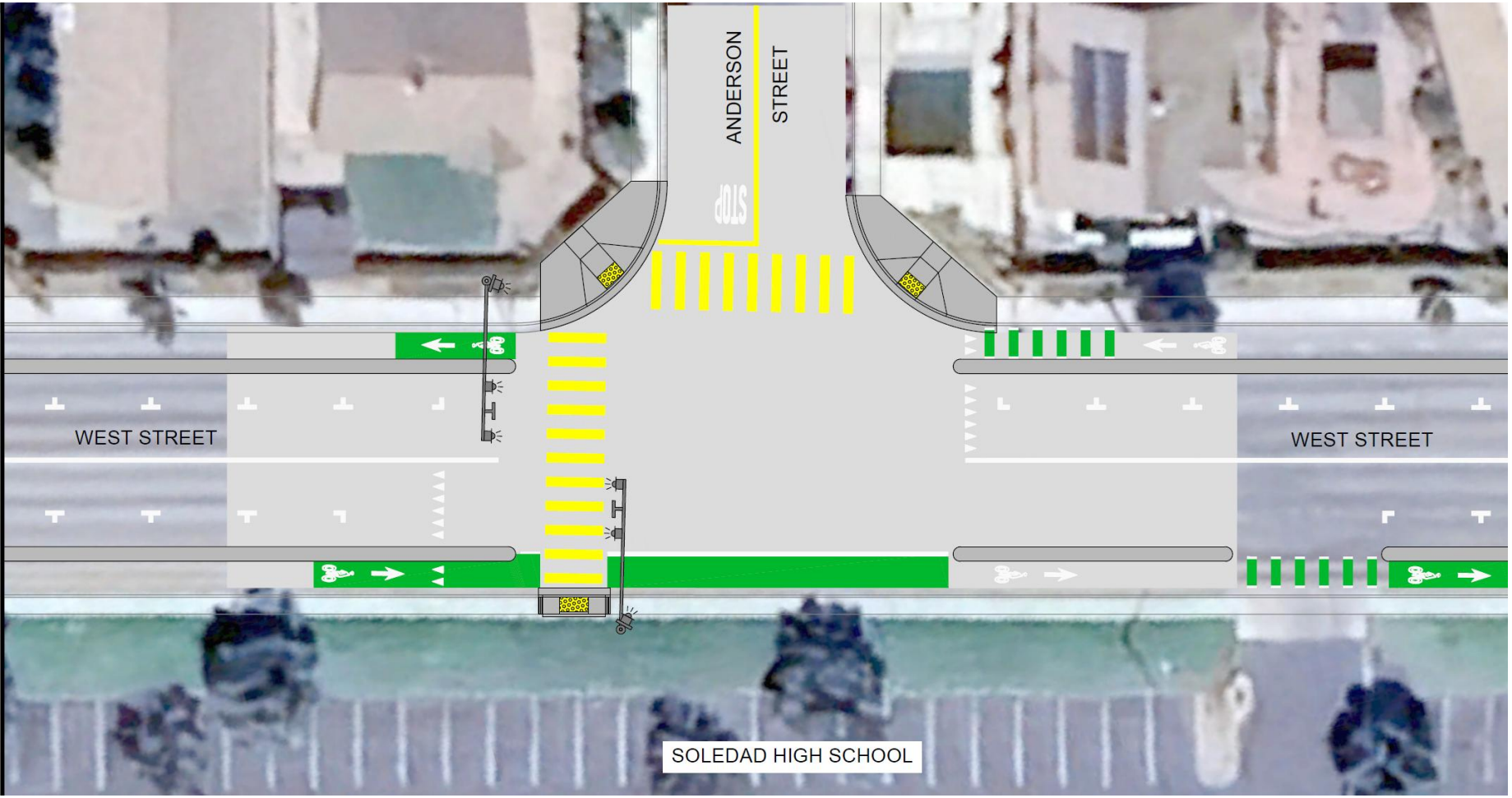
- Los 6 corredores más preocupados:
  - Gabilan Dr
  - Metz Rd
  - Orchard Ln
  - West St
  - Main St
  - Market St

Resumen del Proyecto / Project Overview

- Gabilan Dr
- Orchard Ln / 3rd St
- West St
- Monterey St
- Front St
- Nestles Rd
- Los Coches Rd

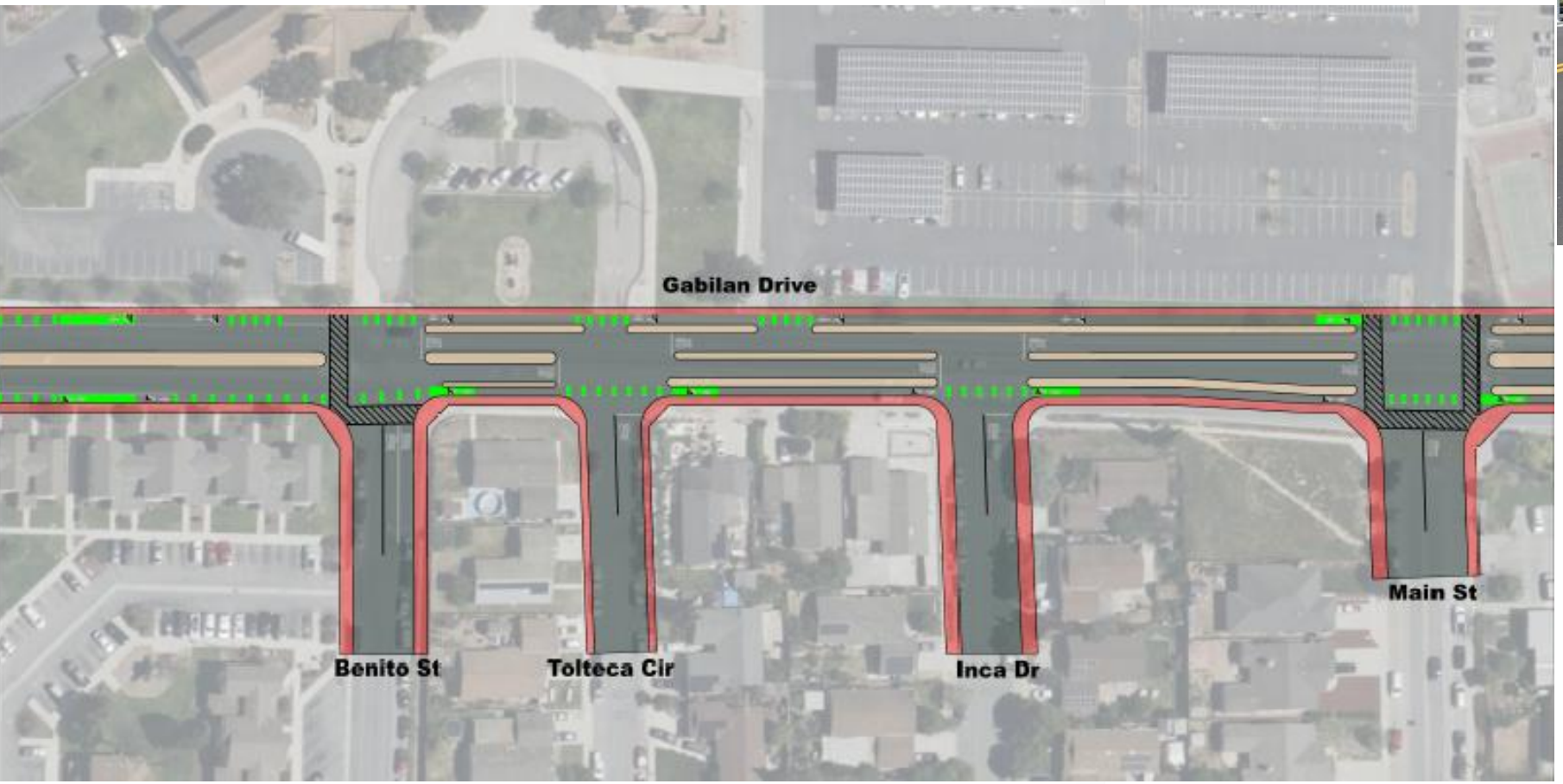


West Street

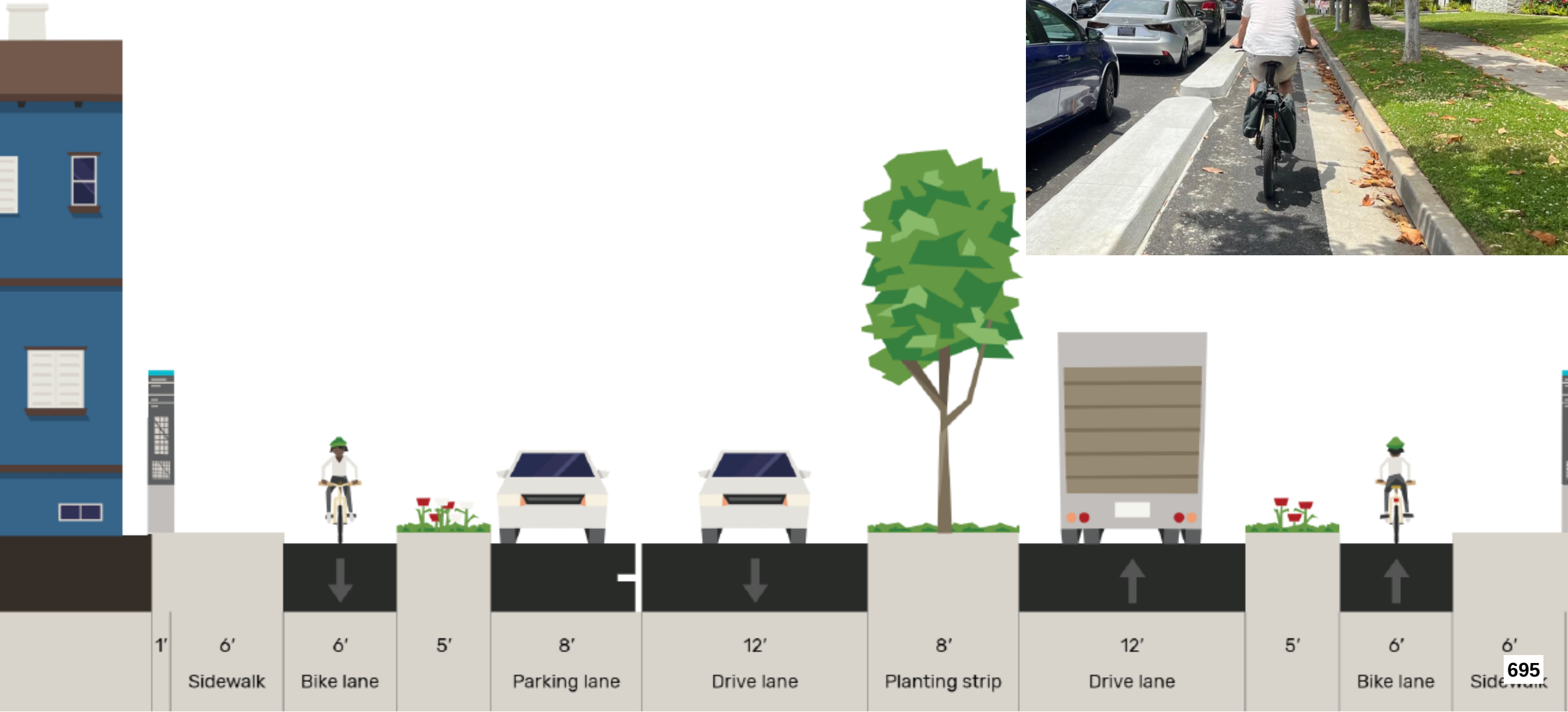

ANDERSON
STREET
STOP
WEST STREET
WEST STREET
SOLEDAD HIGH SCHOOL

PEDESTRIAN
CROSSING

Gabilan Drive

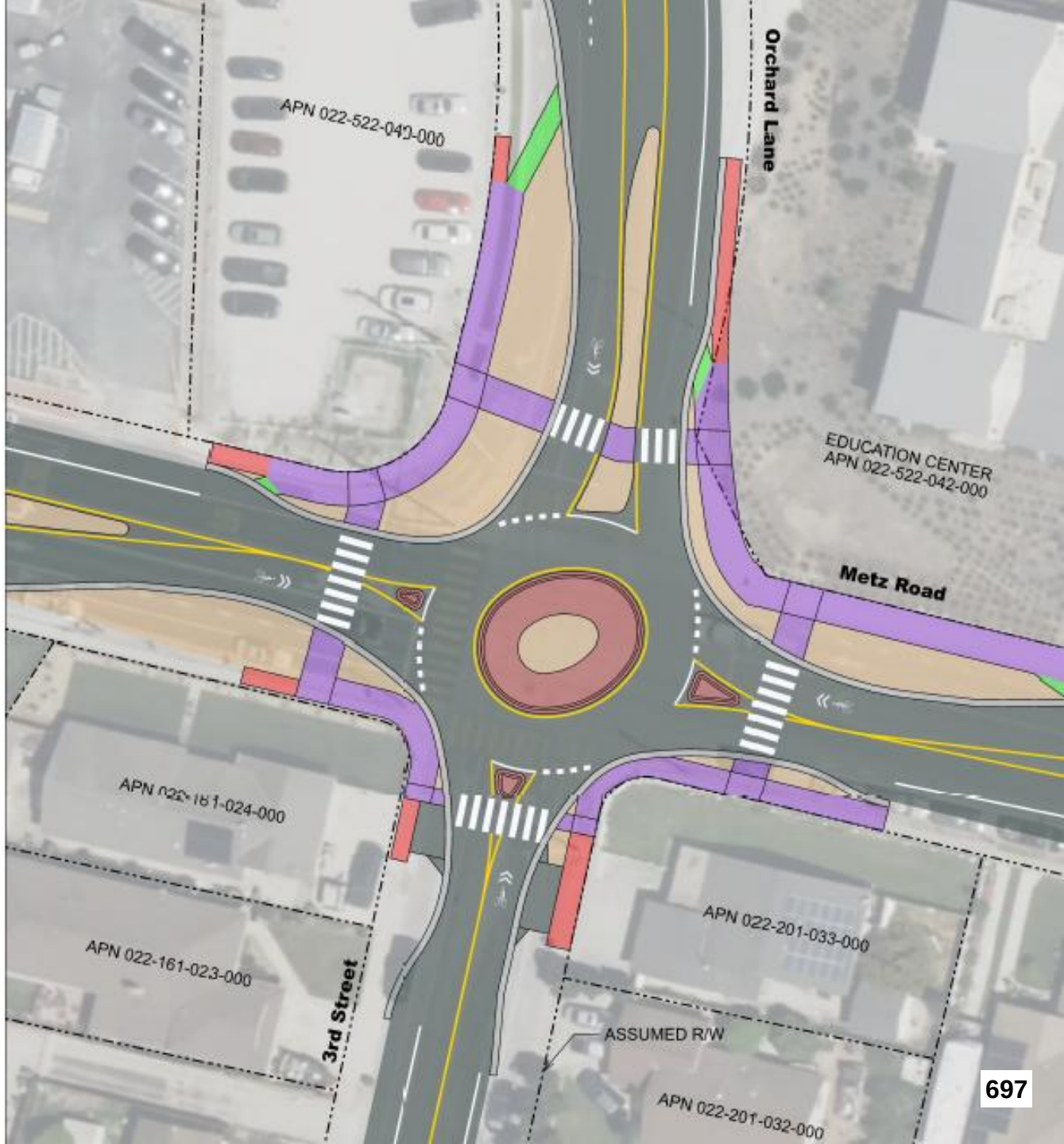


Orchard Lane



Orchard Lane

Orchard Ln x Metz Rd



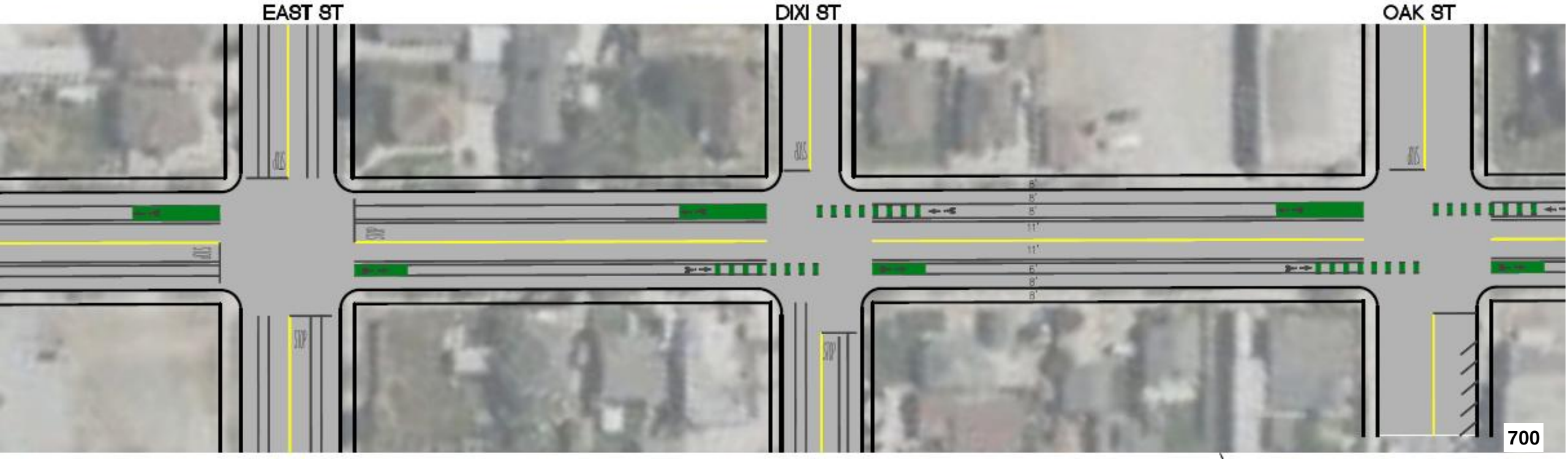
LEGEND

- Asphalt
- Curb and Gutter
- Mountable Truck Apron
- Sidewalk (Peds Only)
- Multi-use Path
- Bike Ramp
- Landscape/Hardscape

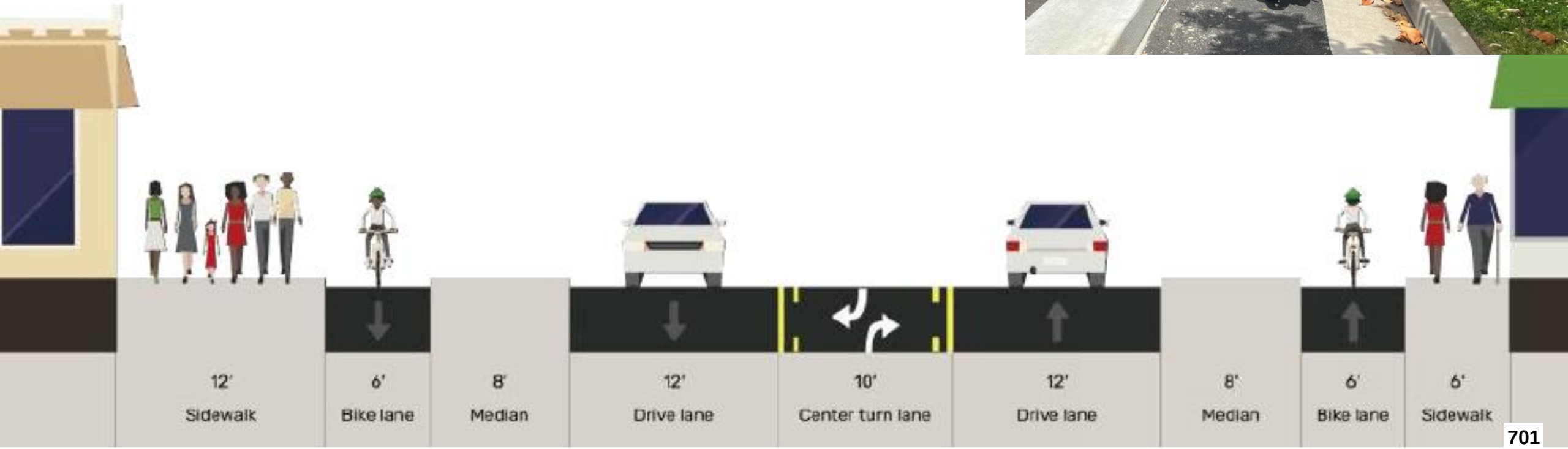
3rd St

Palm Ave

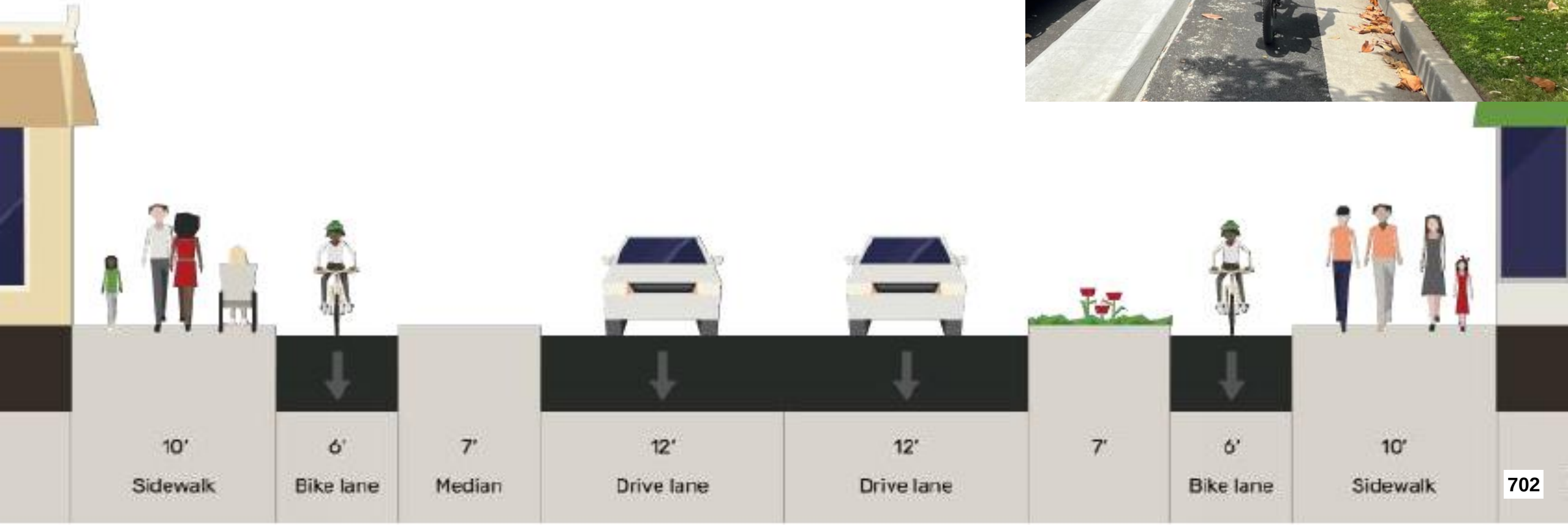
Monterey St



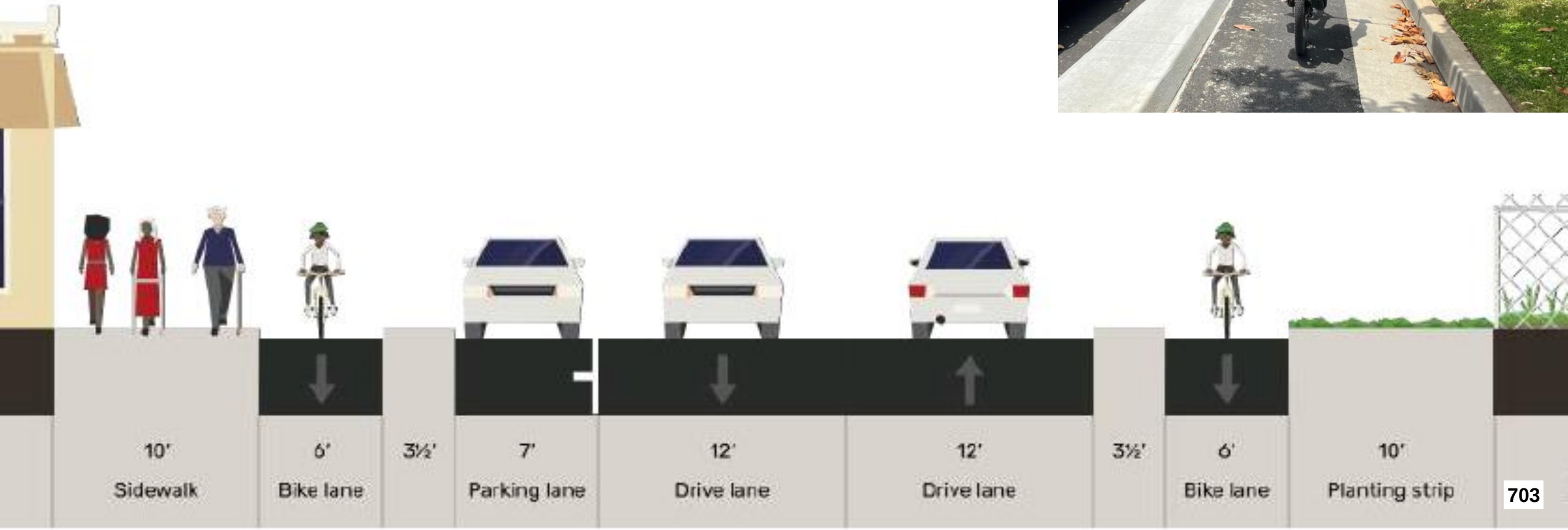
Front St (Oak St – 4th St)



4th St (Front St – Nestles Rd)



Nestles Rd (4th St – Los Coches Rd)

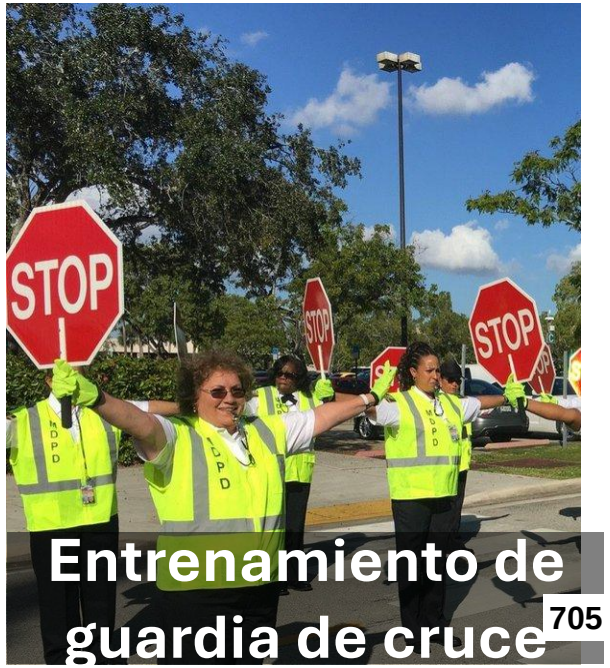


Programas de Transporte Activo

Active Transportation Programs

Programas de Rutas Seguras a la Escuela

Safe Routes to School Programs



Jardín de tráfico / Traffic Garden

CPTED EJEMPLOS

JARDÍN COMUNITARIO

ASIENTOS AL AIRE LIBRE

ARTE COMUNITARIO

CABINA TELEFÓNICA REUTILIZADA

Ciclovia Soledad

Programación de caminatas para personas mayores / Senior Walking Programming

Paseos comunitarios /Community Walks

Arte en la Banqueta / Sidewalk Art

¡Muchas gracias! / Thank you!

Ariana Green
TAMC

ariana@tamcmonterey.org

831-775-0903

AGENDA ITEM NO. 2.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6390, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Execute an Agreement with the Coalition of Homeless Services Providers for HHAP-5 Youth Set-Aside Funding in an Amount Not to Exceed $181,825.17**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Beatriz Trujillo, Community and Economic Development Director and Kimberly Herrera, Management Analyst**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 17, 2026**

Recommendation

It is recommended that the City Council adopt Resolution No. 6390 " Authorizing the City Manager to Execute an Agreement with the Coalition of Homeless Services Providers for HHAP-5 Youth Set-Aside Funding in an Amount Not to Exceed $181,825.17" to provide continued support services for youth experiencing homelessness.

Executive Summary

The Monterey and San Benito Counties Homelessness Leadership Council has awarded the City of Soledad $181,825.17 in Homeless Housing, Assistance and Prevention Program Round 5 (HHAP-5) Youth Set-Aside funding to support transition-aged youth (TAY), ages 18 to 24, experiencing homelessness. The proposed agreement with the Coalition of Homeless Services Providers (CHSP) will allow the City to expand youth-focused services, including street outreach, housing navigation, rapid rehousing assistance, and supportive services.

The funding builds upon the City's existing investments in youth homelessness programs, including the implementation of the Youth Homelessness Demonstration Program (YHDP), and advances the City's long-term vision to establish a comprehensive TAY Campus model that leverages multiple funding sources to provide coordinated housing and supportive services throughout South Monterey County.

Background

The Homeless Housing Assistance and Prevention Program (HHAP) is a state-funded grant program administered by the California Department of Housing and Community Development (HCD) and the California Interagency Council on Homelessness (Cal ICH). The program provides resources to local jurisdictions to address homelessness through Housing First strategies and may be used for eligible

activities such as street outreach, supportive services, homelessness prevention, and rapid rehousing.

The City of Soledad has demonstrated a longstanding commitment to addressing homelessness through regional collaboration and local program implementation. On October 19, 2022, the City Council adopted the Lead Me Home Five-Year Plan Update and appointed a City Council representative to serve on the Lead Me Home Leadership Council. The City's Mayor currently serves on the Leadership Council, representing South Monterey County in regional discussions regarding homelessness planning, funding priorities, and system coordination.

The Lead Me Home Plan serves as the regional strategic framework for addressing homelessness throughout Monterey and San Benito Counties. Developed by the Leadership Council and coordinated by the Coalition of Homeless Services Providers (CHSP), the Plan identifies youth and young adults experiencing homelessness as a priority population and emphasizes outreach, housing navigation, rapid rehousing, and coordinated supportive services as key strategies to reduce homelessness. Consistent with these regional priorities, on July 2, 2025, the City Council approved a Subrecipient Agreement with Bay Area Community Services (BACS) in an amount not to exceed $1,700,000 for implementation of the Youth Homelessness Demonstration Program (YHDP). Through YHDP, the City established dedicated services for transition-aged youth (TAY) experiencing homelessness using the Gateway Center as a TAY campus.

Recognizing the City's demonstrated capacity to serve youth experiencing homelessness and its commitment to expanding services in South Monterey County, the Leadership Council approved an allocation of $181,825.17 in HHAP-5 Youth Set-Aside funding to the City of Soledad. The funding will allow the City to build upon the foundation established through YHDP and further strengthen the Gateway Center as a regional resource for transition-aged youth.

Review & Analysis

Staff proposes utilizing the HHAP-5 Youth Set-Aside funding for two eligible HHAP activities: Street Outreach and Rapid Rehousing. These activities directly align with both the Lead Me Home regional strategy and the City's ongoing efforts to address youth homelessness through the Gateway Center. Street Outreach services will focus on identifying, engaging, and supporting unsheltered youth throughout South Monterey County. Staff will provide housing navigation, resource referrals, employment and educational connections, behavioral health referrals, and other supportive services designed to establish trust and connect youth to housing opportunities as quickly as possible.

Rapid Rehousing services will assist eligible youth in obtaining permanent housing through housing-focused case management and financial assistance. Eligible activities may include housing identification, landlord engagement, application fees, security deposits, and rental assistance. Ongoing case management will help participants maintain housing stability and progress toward self-sufficiency.

The City currently employs a Homeless Services Coordinator to provide enrollment, case management, housing navigation, and supportive services through the Gateway Center. The Gateway Center will enhance services to operate as a TAY Campus, a youth-friendly resource hub, that offers access to computers, printing services, basic necessities, referrals, and housing assistance.

Approval of the proposed agreement will allow the City to leverage HHAP-5 resources to continue developing a coordinated system of care for transition-aged youth. By combining multiple funding sources and service models into a single program framework, the City can maximize resources, improve housing outcomes, and advance its long-term vision of creating a comprehensive TAY

Campus that supports vulnerable youth on their path to permanent housing and self-sufficiency.

Financial Considerations

HHAP-5 funds will be administered by the City's Community and Economic Development Department, in coordination with the Finance and Legal Departments. This internal collaboration will ensure full compliance with HCD and Cal ICH regulations and the efficient disbursement of funds.

Strategic Plan Alignment

Approval of the proposed agreement advances the City's Strategic Plan by expanding housing-focused services and supportive resources for transition-aged youth experiencing homelessness. Specifically, this funding supports:

- Goal 2.3.2 – Implement comprehensive homelessness solutions grounded in Housing First and interim-to-permanent housing strategies to achieve functional zero homelessness.
- Goal 2.3.1 – Expand permanent housing options for homeless individuals, seniors, farmworkers, large families, single parents, and other vulnerable groups.

The proposed HHAP-5 Youth Set-Aside program will provide outreach, housing navigation, rapid rehousing assistance, and supportive services designed to help youth transition from homelessness to permanent housing. The program also strengthens the City's broader efforts to develop a coordinated continuum of care through the Gateway Center and improve housing outcomes for vulnerable residents throughout South Monterey County.

Alternatives

- Adopt the Resolution as presented to facilitate the implementation of this program. (Recommended)
- Defer adoption of the required resolution pending additional information. This is not recommended as it will delay program implementation and direct services to youth.

Planning/CEQA

Not a Project. The City of Soledad has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6390
Exhibit A

RESOLUTION NO. 6390

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE COALITION OF HOMELESS SERVICES PROVIDERS FOR HHAP-5 YOUTH SET-ASIDE FUNDING IN AN AMOUNT NOT TO EXCEED $181,825.17

WHEREAS, he State of California established the Homeless Housing, Assistance and Prevention Program (HHAP) to provide local jurisdictions with resources to address homelessness through Housing First strategies and housing-focused interventions; and

WHEREAS, a portion of HHAP Round 5 (HHAP-5) funding has been designated as Youth Set-Aside funding to support transition-aged youth, ages 18 through 24, experiencing homelessness; and

WHEREAS, on October 19, 2022, the City Council adopted the Lead Me Home Five-Year Plan Update, which serves as the regional strategic framework for addressing homelessness throughout Monterey and San Benito Counties and identifies youth homelessness as a priority area for action; and

WHEREAS, on July 2, 2025, the City Council approved a Subrecipient Agreement with Bay Area Community Services (BACS) in an amount not to exceed $1,700,000 for implementation of the Youth Homelessness Demonstration Program (YHDP), establishing dedicated services for transition-aged youth experiencing homelessness; and

WHEREAS, the Monterey and San Benito Counties Homelessness Leadership Council approved an allocation of $181,825.17 in HHAP-5 Youth Set-Aside funding to the City of Soledad in recognition of the City's demonstrated commitment and capacity to provide services to youth experiencing homelessness; and

WHEREAS, the proposed funding will support eligible HHAP activities, including street outreach, housing navigation, rapid rehousing, supportive services, and other housing-focused interventions designed to improve housing stability for transition-aged youth experiencing homelessness; and

WHEREAS, the Agreement between the City of Soledad and the Coalition of Homeless Services Providers, attached hereto as **Exhibit A**, establishes the terms and conditions governing the administration and use of the HHAP-5 Youth Set-Aside funds; and

WHEREAS, approval of the Agreement advances Strategic Plan Goal 2.3.2, to implement comprehensive homelessness solutions grounded in Housing First and interim-to-permanent housing strategies to achieve functional zero homelessness, and Strategic Plan Goal 2.3.1, to expand permanent housing options for homeless individuals and other vulnerable populations.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Soledad as follows:

1. The City Council hereby approves the Agreement between the City of Soledad and the Coalition of Homeless Services Providers for HHAP-5 Youth Set-Aside funding in an amount not to exceed One Hundred Eighty-One Thousand Eight Hundred Twenty-Five Dollars and Seventeen Cents ($181,825.17), attached hereto as **Exhibit A**.
2. The City Manager is hereby authorized and directed to execute the Agreement and any non-substantive documents necessary to implement the Agreement and administer the HHAP-5 Youth Set-Aside Program, subject to approval as to form by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 17th day of June 2026, by the following vote:

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

COALITION OF HOMELESS SERVICES PROVIDERS STANDARD AGREEMENT

This **Agreement** is made by and between the Coalition of Homeless Services Providers, the Continuum of Care collaborative applicant (hereinafter "CHSP") and: City of Soledad (hereinafter "CONTRACTOR").

In consideration of the mutual covenants and conditions set forth in this Agreement, the parties agree as follows:

1.0 GENERAL DESCRIPTION:

CHSP hereby engages CONTRACTOR to perform, and CONTRACTOR hereby agrees to perform, the services described in **Exhibit A** in conformity with the terms of this Agreement. The goods and/or services are generally described as follows:

Provide:
This agreement will support street outreach services for transitional age youth (TAY) experiencing homelessness, including outreach engagement, housing-focused case management, and connection to supportive services. As part of outreach and housing stabilization efforts, the program may provide limited rapid rehousing-related assistance, including move-in cost support, to reduce barriers to permanent housing placement and promote long-term housing stability.

2.0 PAYMENT PROVISIONS:

CHSP shall pay the CONTRACTOR in accordance with the payment provisions set forth in **Exhibit A,** subject to the limitations set forth in this Agreement. The total amount payable by CHSP to CONTRACTOR under this Agreement shall not exceed the sum of **$181,825.17**

3.0 TERM OF AGREEMENT:

3.01 The term of this Agreement is from **July 1, 2026,** to **June 30, 2027, reviewed annually through June 30, 2028,** upon meeting project thresholds and outcomes, unless sooner terminated pursuant to the terms of this Agreement. This Agreement is of no force or effect until signed by both CONTRACTOR and CHSP and with CHSP signing last, and **CONTRACTOR may not commence work before CHSP signs this Agreement.**

3.02 CHSP reserves the right to cancel this Agreement, or any extension of this Agreement, without cause, with a thirty day (30) written notice, or with cause immediately.

4.0 SCOPE OF SERVICES AND ADDITIONAL PROVISIONS:

The following attached exhibits are incorporated herein by reference and constitute a part of this Agreement:

DRAFT

Exhibit A: Scope of Services/Payment Provisions

a.1 Ongoing Amendments

The CONTRACTOR acknowledges that the monitoring and evaluation process is ongoing and subject to changes by the Monitoring and Evaluations Committee. Any additional exhibits, scope of services or expectations, or policy changes, etc. will be provided as amendments to this contract. The CONTRACTOR agrees to comply with these amendments, and CHSP agrees to work with the CONTRACTOR to ensure compliance prior to any monitoring.

Exhibit B: Agency Budget

Exhibit C: HMIS Policy

Exhibit D: Coordinated Entry Policy

Exhibit E: Housing First Policy

5.0 PERFORMANCE STANDARDS:

5.01 CONTRACTOR warrants that CONTRACTOR and CONTRACTOR's agents, employees, and subcontractors performing services under this Agreement are specially trained, experienced, competent, and appropriately licensed to perform the work and deliver the services required under this Agreement and are not employees of CHSP, or immediate family of an employee of CHSP.

5.02 CONTRACTOR, its agents, employees, and subcontractors shall perform all work in a safe and skillful manner and in compliance with all applicable laws and regulations. All work performed under this Agreement that is required by law to be performed or supervised by licensed personnel shall be performed in accordance with such licensing requirements.

5.03 CONTRACTOR shall furnish, at its own expense, all materials, equipment, and personnel necessary to carry out the terms of this Agreement, except as otherwise specified in this Agreement. CONTRACTOR shall not use CHSP premises, property (including equipment, instruments, or supplies) or personnel for any purpose other than in the performance of its obligations under this Agreement.

6.0 PAYMENT CONDITIONS:

6.01 Prices shall remain firm for the initial term of the Agreement and, thereafter, may be adjusted annually as provided in this paragraph. CHSP does not guarantee any minimum or maximum amount of dollars to be spent under this Agreement.

6.02 Negotiations for rate changes shall be commenced, by CONTRACTOR, a minimum of ninety days (90) prior to the expiration of the Agreement. Rate changes are not binding unless mutually agreed upon in writing by CHSP and the CONTRACTOR.

6.03 Invoice amounts shall be billed directly to the grants department via Submittable.

DRAFT

6.04 CONTRACTOR shall submit such invoice periodically or at the completion of services, but in any event, not later than 30 days after completion of services. The invoice shall set forth the amounts claimed by CONTRACTOR for the previous period, together with an itemized basis for the amounts claimed, and such other information pertinent to the invoice. CHSP shall certify the invoice, either in the requested amount or in such other amount as CHSP approves in conformity with this Agreement and shall promptly submit such invoice to the CHSP Auditor-Controller for payment. The CHSP Auditor-Controller shall pay the amount certified within 30 days of receiving the certified invoice.

7.0 TERMINATION:

7.01 During the term of this Agreement, CHSP may terminate the Agreement for any reason by giving written notice of termination to the CONTRACTOR at least thirty (30) days prior to the effective date of termination. Such notice shall set forth the effective date of termination. In the event of such termination, the amount payable under this Agreement shall be reduced in proportion to the services provided prior to the date of termination.

7.02 CHSP's payments to CONTRACTOR under this Agreement are funded by local, state and federal governments. If funds from local, state and federal sources are not obtained and continued at a level sufficient to allow for CHSP's purchase of the indicated quantity of services, then CHSP may give written notice of this fact to CONTRACTOR, and the obligations of the parties under this Agreement shall terminate immediately, or on such date thereafter, as CHSP may specify in its notice, unless in the meanwhile the parties enter into a written amendment modifying this Agreement.

8.0 INSURANCE REQUIREMENTS:

8.01 EVIDENCE OF COVERAGE: Prior to the commencement of this Agreement, the Contractor shall provide a "Certificate of Insurance" certifying that coverage as required herein has been obtained. Individual endorsements executed by the insurance carrier shall accompany the certificate. In addition, the CONTRACTOR upon request shall provide a certified copy of the policy or policies.

This verification of coverage shall be sent to CHSP, unless otherwise directed. The Contractor shall not receive a "Notice to Proceed" with the work under this Agreement until it has obtained all insurance required and the CHSP has approved such insurance. This approval of insurance shall neither relieve nor decrease the liability of the CONTRACTOR.

8.02 **Insurance Coverage Requirements:** Without limiting CONTRACTOR's duty to indemnify, CONTRACTOR shall maintain in effect throughout the term of this Agreement a policy or policies of insurance with the following minimum limits of liability:

Commercial General Liability Insurance: including but not limited to premises and operations, including coverage for Bodily Injury and Property Damage, Personal Injury, Contractual Liability, Broad form Property Damage, Independent Contractors, Products and Completed Operations, with a combined single limit for Bodily Injury and Property Damage of not less than $1,000,000 per occurrence.

(Note: any proposed modifications to these general liability insurance requirements

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shall be attached as an Exhibit hereto, and the section(s) above that are proposed as not applicable shall be lined out in blue ink. All proposed modifications are subject to CHSP approval.)

Requestor must check the appropriate Automobile Insurance Threshold:

☐ **Agreement Under $100,000 Business Automobile Liability Insurance;** covering all motor vehicles, including owned, leased, non-owned, and hired vehicles, used in providing services under this Agreement, with a combined single limit for Bodily Injury and Property Damage of not less than $500,000 per occurrence.

X **Agreement Over $100,000 Business Automobi1e Liability Insurance:** covering all motor vehicles, including owned, leased, non-owned, and hired vehicles, used in providing services under this Agreement, with a combined single limit or Bodily Injury and Property Damage of not less than $1,000,000 per occurrence.

(Note: any proposed modifications to these auto insurance requirements shall be attached as an Exhibit hereto, and the section(s) above that are proposed as not applicable shall be lined out in blue ink. All proposed modifications are subject to CHSP approval.)

Workers' Compensation Insurance: if CONTRACTOR employs others in the performance of this Agreement, in accordance with California Labor Code section 3700 and with Employer's Liability limits not less than $1,000,000 each person, $1,000,000 each accident and $1,000,000 each disease.
(Note: any proposed modifications to these workers' compensation insurance requirements shall be attached as an Exhibit hereto, and the section(s) above that are proposed as not applicable shall be lined out in blue ink. All proposed modifications are subject to CHSP approval.)

Professional Liability Insurance: (Not Applicable) if required for the professional services being provided, (e.g., those persons authorized by a license to engage in a business or profession regulated by the California Business and Professions Code), in the amount of not less than $1,000,000 per claim and $2,000,000 in the aggregate, to cover liability for malpractice or errors or omissions made in the course of rendering professional services. If professional liability insurance is written on a "claims-made" basis rather than an occurrence basis, the CONTRACTOR shall, upon the expiration or earlier termination of this Agreement, obtain extended reporting coverage ("tail coverage") with the same liability limits. Any such tail coverage shall continue for at least three years following the expiration or earlier termination of this Agreement.
(Note: any proposed modifications to these insurance requirements shall be attached as an Exhibit hereto, and the section(s) above that are proposed as not applicable shall be lined out in blue ink. All proposed modifications are subject to

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CHSP approval.)

8.03 **Other Requirements:**

All insurance required by this Agreement shall be with a company acceptable to the CHSP and issued and executed by an admitted insurer authorized to transact Insurance business in the State of California. Unless otherwise specified by this Agreement, all such insurance shall be written on an occurrence basis, or, if the policy is not written on an occurrence basis, such policy with the coverage required herein shall continue in effect for a period of three years following the date CONTRACTOR completes its performance of services under this Agreement.

Each liability policy shall provide that the CHSP shall be given notice in writing at least thirty days in advance of any endorsed reduction in coverage or limit, cancellation, or intended non-renewal thereof. Each policy shall provide coverage for Contractor and additional insureds with respect to claims arising from each subcontractor, if any, performing work under this Agreement, or be accompanied by a certificate of insurance from each subcontractor showing each subcontractor has identical insurance coverage to the above requirements.

CONTRACTOR's insurance policies shall be "occurrence" policies and not "claims-made" coverage.

CONTRACTOR may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, CONTRACTOR shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this subsection A.; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

9.0 RECORDS AND CONFIDENTIALITY;

9.01 **Confidentiality:** CONTRACTOR and its officers, employees, agents, and subcontractors shall comply with any and all federal, state, and local laws, which provide for the confidentiality of records and other information. CONTRACTOR shall not disclose any confidential records or other confidential information received from the CHSP or prepared in connection with the performance of this Agreement, unless CHSP specifically permits CONTRACTOR to disclose such records or information. CONTRACTOR shall promptly transmit to CHSP any and all requests for disclosure of any such confidential records or information. CONTRACTOR shall not use any confidential information gained by CONTRACTOR in the performance of this Agreement except for the sole purpose of carrying out CONTRACTOR's obligations under this Agreement.

9.02 **CHSP Records:** When this Agreement expires or terminates, CONTRACTOR shall return to CHSP any CHSP records which CONTRACTOR used or received from CHSP to perform services under this Agreement.

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9.03 **Maintenance of Records:** CONTRACTOR shall prepare, maintain, and preserve all reports and records that may be required by federal, state, county, and CHSP rules and regulations related to services performed under this Agreement. CONTRACTOR shall maintain such records for a period of at least three years after receipt of final payment under this Agreement. If any litigation, claim, negotiation, audit exception, or other action relating to this Agreement is pending at the end of the three-year period, then CONTRACTOR shall retain said records until such action is resolved.

9.04 **Access to and Audit of Records:** CHSP shall have the right to examine, monitor and audit all records, documents, conditions, and activities of the CONTRACTOR and its subcontractors related to services provided under this Agreement. Pursuant to Government Code section 8546.7, if this Agreement involves the expenditure of public funds in excess of $10,000, the parties to this Agreement may be subject, at the request of the CHSP or as part of any audit of the CHSP, to the examination and audit of the State Auditor pertaining to matters connected with the performance of this Agreement for a period of three years after final payment under the Agreement.

9.05 **Inspection:** CONTRACTOR agrees that CHSP or its designee shall have the right to review, obtain, and copy all records and supporting documentation pertaining to the performance of this Agreement. CONTRACTOR agrees to promptly provide CHSP or its designee, with any relevant information requested. CONTRACTOR agrees to permit CHSP or its designee access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees who might reasonably have information related to such records and inspecting and copying such books, records, accounts, and other materials that may be relevant to a matter under investigation for the purpose of determining compliance with the Chapter 6 of Part 1 of Division 31 of the Health and Safety Code and all other applicable requirements established under AB 101, HHAP program guidance document published on the website, and this Agreement.

10.0 NON-DISCRIMINATION:

10.01 During the performance of this Agreement, CONTRACTOR, and its subcontractors, shall not unlawfully discriminate against any person because of race, religious creed, color, sex, national origin, ancestry, physical disability, mental disability, medical condition, marital status, age (over 40), sexual orientation, or any other characteristic set forth in California Government code § 12940(a), either in CONTRACTOR's employment practices or in the furnishing of services to recipients. CONTRACTOR shall ensure that the evaluation and treatment of its employees and applicants for employment and all persons receiving and requesting services are free of such discrimination. CONTRACTOR and any subcontractor shall, in the performance of this Agreement, fully comply with all federal, state, and local laws and regulations which prohibit discrimination. The provision of services primarily or exclusively to such target population as may be designated in this Agreement shall not be deemed to be prohibited discrimination.

11.0 COMPLIANCE WITH TERMS OF STATE OR FEDERAL GRANTS:

If this Agreement has been or will be funded with monies received by the CHSP pursuant to a contract with the state or federal government in which the CHSP is the grantee, CONTRACTOR will comply with all the provisions of said contract, to the

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extent applicable to CONTRACTOR as a subgrantee under said contract, and said provisions shall be deemed a part of this Agreement, as though fully set forth herein. Upon request, CHSP will deliver a copy of said contract to CONTRACTOR, at no cost to CONTRACTOR.

12.0 COMPLIANCE WITH APPLICABLE LAWS:

12.01 CONTRACTOR shall keep itself informed of and in compliance with all federal, state, and local laws, ordinances, regulations, and orders, including but not limited to all state and federal tax laws that may affect in any manner the Project or the performance of the Services or those engaged to perform Services under this AGREEMENT as well as any privacy laws including, if applicable, HIPAA. CONTRACTOR shall procure all permits and licenses, pay all charges and fees, and give all notices require by law in the performance of the Services.

12.02 CONTRACTOR shall report immediately to CHSP's Contracts/Purchasing Officer, in writing, any discrepancy or inconsistency it discovers in the laws, ordinances, regulations, orders, and/or guidelines in relation to the Project of the performance of the Services.

12.03 All documentation prepared by CONTRACTOR shall provide for a completed project that conforms to all applicable codes, rules, regulations, and guidelines that are in force at the time such documentation is prepared.

13.0 INDEPENDENT CONTRACTOR:

In the performance of work, duties, and obligations under this Agreement, CONTRACTOR is always acting and performing as an independent contractor and not as an employee of the CHSP. No offer or obligation of permanent employment with the CHSP or CHSP department or agency is intended in any manner, and CONTRACTOR shall not become entitled by virtue of this Agreement to receive from CHSP any form of employee benefits including but not limited to sick leave, vacation, retirement benefits, workers' compensation coverage, insurance or disability benefits. CONTRACTOR shall be solely liable for and obligated to pay directly all applicable taxes, including federal and state income taxes and social security, arising out of CONTRACTOR's performance of this Agreement. In connection therewith, CONTRACTOR shall defend, indemnify, and hold CHSP harmless from any and all liability which CHSP may incur because of CONTRACTOR's failure to pay such taxes.

14.0 NOTICES:

Notices required under this Agreement shall be delivered personally or by first-class, postage pre- paid mail to the CHSP and CONTRACTOR'S contract administrators at the addresses listed below:

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COALITION	SUBRECIPIENT
Katrina McKenzie, Executive Director Coalition of Homeless Services Providers 1123 Fremont Blvd., Ste, D, Seaside, CA 93955 (831) 883-3080 kmckenzie@chsp.org	Megan Hunter, City Manager City of Soledad 248 Main Street, Soledad CA 93960 831- 529-6948 mhunter@cityofsoledad.gov

15.0 MISCELLANEOUS PROVISIONS.

15.01 **Conflict of Interest:** CONTRACTOR represents that it presently has no interest and agrees not to acquire any interest during the term of this Agreement, which would directly, or indirectly conflict in any manner or to any degree with the full and complete performance of the services required to be rendered under this Agreement.

15.02 **Amendments or Modifications:** Either party may at any time during the term of this Agreement request amendments or modifications. Requests for amendment or modification of this Agreement shall be in writing and shall specify the requested changes and the justification of such changes. The parties shall review the request for modification in terms of the regulations and goals relating to the Project(s). Should the parties consent to modification of the Agreement, then an amendment shall be drawn, approved, and executed in the same manner as the original agreement.

15.03 **Waiver:** Any waiver of any terms and conditions of this Agreement must be in writing and signed by the CHSP and the CONTRACTOR. A waiver of any of the terms and conditions of this Agreement shall not be construed as a waiver of any other terms or conditions in this Agreement.

15.04 **Contractor:** The term "CONTRACTOR" as used in this Agreement includes CONTRACTOR's officers, agents, and employees acting on CONTRACTOR's behalf in the performance of this Agreement.

15.05 **Disputes:** CONTRACTOR shall continue to perform under this Agreement during any dispute.

15.06 **Pronouns:** The use of any gender pronoun shall be deemed to include all the other genders, and the use of any singular noun or verb shall be deemed to include the plural, and vice versa, whenever the context so requires.

15.07 **Assignment and Subcontracting:** The CONTRACTOR shall not assign, sell, or otherwise transfer its interest or obligations in this Agreement without the prior written consent of the CHSP. None of the services covered by this Agreement shall be subcontracted without the prior written approval of the CHSP. Notwithstanding any such subcontract, CONTRACTOR shall continue to be liable for the performance of all requirements of this Agreement.

15.08 **Successors and Assigns:** This Agreement and the rights, privileges, duties, and

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obligations of the CHSP and CONTRACTOR under this Agreement, to the extent assignable or delegable, shall be binding upon and inure to the benefit of the parties and their respective successors, permitted assigns, and heirs.

15.09 **Headings:** The headings are for convenience only and shall not be used to interpret the terms of this Agreement.

15.10 **Time is of the Essence:** Time is of the essence in each and all of the provisions of this Agreement.

15.11 **Governing Law:** This Agreement shall be governed by and interpreted under the laws of the State of California as to all matters, including but not limited to matters of validity, construction, effect and performance.

15.12 **Forum and Venue:** All actions regarding this Agreement shall be brought exclusively in a court of competent subject matter jurisdiction in Monterey County, California, and the parties agree that venue in such courts is appropriate.

15.13 **Non-exclusive Agreement:** This Agreement is non-exclusive and both CHSP and CONTRACTOR expressly reserve the right to contract with other entities for the same or similar services.

15.14 **Construction of Agreement:** CHSP and CONTRACTOR agree that each party has fully participated in the review and revision of this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendment to this Agreement.

15.15 **Authority:** Any individual executing this Agreement on behalf of the CHSP or the CONTRACTOR represents and warrants hereby that he or she has the requisite authority to enter into this Agreement on behalf of such party and bind the party to the terms and conditions of this Agreement.

15.16 **Integration:** This Agreement, including the exhibits, represent the entire Agreement between the CHSP and the CONTRACTOR with respect to the subject matter of this Agreement and shall supersede all prior negotiations, representations, or agreements, either written or oral, between the CHSP and the CONTRACTOR as of the effective date of this Agreement, which is the date that the CHSP signs the Agreement.

15.17 **Interpretation of Conflicting Provisions:** In the event of any conflict or inconsistency between the provisions of this Agreement and the provisions of any exhibit or other attachment to this Agreement, the provisions of this Agreement shall prevail and control.

15.18 **Entire Agreement:** This Agreement and its exhibits and any documents referred to herein constitute the complete understanding of the parties and merge and supersede any and all other discussions, agreements, and understandings, either oral or written, between the parties with respect to the subject matter hereof.

15.19 **Severability:** Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions of this Agreement.

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15.20 **Assignment:** Neither this Agreement nor any rights, duties, or obligations described herein shall be assigned, subcontracted or sub granted by the CONTRACTOR without the prior express written consent of the COALITION.

16.0 CONSENT TO USE OF ELECTRONIC SIGNATURES.

16.01 The parties to this Agreement consent to the use of electronic signatures via Adobe Signature to execute this Agreement. The parties understand and agree that the legality of electronic signatures is governed by state and federal law, 15 U.S.C. Section 7001 et seq.; California Government Code Section 16.5; and California Civil Code Section 1633.1 et. seq. Pursuant to said state and federal law as may be amended from time to time, the parties to this Agreement hereby authenticate and execute this Agreement, and any and all Exhibits to this Agreement, with their respective electronic signatures, including any and all scanned signatures in portable document format (PDF).

16.02 **Counterparts:** The parties to this Agreement understand and agree that this Agreement can be executed in two (2) or more counterparts and transmitted electronically via facsimile transmission or by delivery of a scanned counterpart in portable document format (PDF) via email transmittal.

16.03 **Form:** Delivery by E-Mail or Facsimile. Executed counterparts of this Agreement may be delivered by facsimile transmission or by delivery of a scanned counterpart in portable document format (PDF) by e-mail transmittal, in either case with delivery confirmed. On such confirmed delivery, the signatures in the facsimile or PDF data file shall be deemed to have the same force and effect as if the manually signed counterpart or counterparts had been delivered to the other party in person.

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17.0 SIGNATURE PAGE.

IN WITNESS WHEREOF, CHSP and CONTRACTOR have executed this Agreement as of the day and year written below.

City of Soledad

By:_____

Megan Elizabeth Hunter

City Manager

Date: _____

Coalition of Homeless Services Providers:

By: _____

Name: Katrina McKenzie

Title: Executive Director

Date: _____

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EXHIBIT A

SCOPE OF SERVICES/PAYMENT PROVISIONS

City of Soledad

A. TOTAL FUNDING:

$181,825.17	HHAP 5 Youth Set-Aside
$181,825.17	**Total Funding**

B. CONTRACT TERM: July 1, 2026 to June 30, 2028

C. CONTACT INFORMATION:

Contract Monitor:
Coalition of Homeless Services Providers
Abrena Ganaden, CoC Program Manager
1123 Fremont Blvd Suite D, Seaside, CA 93955
Phone: (831) 883-3080
grants@chsp.org

Contractor Information:
City of Soledad
Beatriz Trujillo, Community and Economic Dev. Director
248 Main Street Soledad, CA 93960
831-529-6934
btrujillo@cityofsoledad.gov

Location of Services: 502 Front Street Soledad, CA 93960

D. CONTRACT AWARD INFORMATION

CONTRACTOR UEI Number: FJ4JK94UUJL8
Date of Leadership Council Approval: February 26, 2026
CFDA Passthrough Information and Dollar Amount: N/A
Federal Award Description: N/A
Research and Development: No
Maximum Allowable Indirect Cost Rate: 10%

E. PURPOSE

STREET OUTREACH

Provide street outreach services for transitional age youth (TAY) experiencing unsheltered homelessness. Services will include regular and on-demand outreach, engagement, case management, and connection to housing and supportive services using a housing-first and trauma-informed approach. The program may also provide limited housing stabilization and rapid rehousing-related financial assistance, including move-in cost support, to reduce barriers to permanent housing placement and promote long-term housing stability.

F. DESCRIPTION OF SERVICES

STREET OUTREACH

CONTRACTOR shall provide services and staff, and otherwise do all things necessary for or incidental to the performance of work, as set forth below:

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F.1 CONTRACTOR shall engage transitional age youth (TAY) experiencing homelessness throughout the County (i.e., street outreach, encampments, schools, drop-in centers, transit hubs, riverbeds, and other locations) and connect participants to needed resources such as social services, behavioral health services, medical care, transportation, emergency shelter, bridge housing, and permanent housing opportunities.

F.2 CONTRACTOR shall prioritize relationship-building, housing navigation, and connection to supportive services during initial engagement period.

F.3 CONTRACTOR shall assist participants with housing navigation and referrals to rapid rehousing and other housing resources, including limited financial assistance for eligible move-in related costs when necessary to support permanent housing placement and stability.

F.4 CONTRACTOR shall ensure services are developmentally appropriate, youth-centered, culturally responsive, and tailored to the unique needs of transitional age youth, including youth experiencing chronic homelessness, system involvement, behavioral health challenges, and housing instability.

F.5 CONTRACTOR shall provide field-based case management and wrap-around services, and make referrals for services that may include any combination of the following:

- F.5.1 Assessing client needs to inform linkages to behavioral health services; housing programs; substance use disorder treatment; physical health care services; legal services; educational programs; public benefits; and socialization activities.
- F.5.2 Connecting clients to income sources based on their eligibility to improve their financial situation such as Social Security, disability benefits, child support, and other sources as available.
- F.5.3 Developing financial plans that include a realistic monthly budget and money management techniques.
- F.5.4 Developing attainable housing plans.
- F.5.5 Searching and applying for housing options within the client's budget.
- F.5.6 Applying for long-term housing subsidy programs, including, but not limited to: Housing Choice, Homeless Set-Aside, and Emergency Housing Vouchers.

F.6 CONTRACTOR shall educate clients and reinforce the importance of frequent hand washing, and other steps to minimize the risk of exposure to COVID-19 and other communicable diseases in accordance with CDC Guidance for Homeless Service Providers.

F.7 CONTRACTOR shall assess clients' financial resources and determine eligibility for program services.

F.8 CONTRACTOR shall ensure the program is accessible and welcoming to each of the following clients: residents with mental illness and/or disabilities, LGBTQ+, Minors, and survivors of domestic violence and human trafficking.

F.9 CONTRACTOR shall ensure services are Americans with Disabilities Act (ADA) compliant

G. CONTRACTOR RESPONSIBILITIES

G.1 CONTRACTOR shall ensure that youth street outreach activities funded under this agreement are clearly distinguishable from adult outreach or other agency programs for purposes of reporting, service tracking, and HHAP compliance.

G.2 CONTRACTOR shall utilize its local Homeless Management Information System (HMIS) to track Homeless Housing, Assistance and Prevention (HHAP) funded projects, services, and clients served. Grantee will ensure that HMIS data are collected in accordance with applicable laws and in such a way as to identify individual projects, services, and clients that are supported by HHAP funding (e.g., by creating appropriate HHAP-specific funding sources and project codes in HMIS).

- CONTRACTOR agrees to participate in the Coordinated Assessment and Referral System (CARS), or Coordinated Entry System (CES), to the extent it accepts participants into HHAP-

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funded projects. CONTRACTOR shall ensure that appropriate staff participate in required CARS/CES trainings and comply with applicable coordinated entry procedures.

G.3 CONTRACTOR shall participate in and provide data elements, including, but not limited to, health information, in a manner consistent with federal law, to the statewide Homeless Management Information System (known as the Homeless Data Integration System or "HDIS"), in accordance with their existing Data Use Agreement entered into with the Council, if any, and as required by Health and Safety Code section 50220.6. Any health information provided to, or maintained within, the statewide Homeless Management Information System shall not be subject to public inspection or disclosure under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code).

G.4 CONTRACTOR shall ensure that services are provided in compliance with the core components of Housing First, as described in Welfare and Institutions Code Section 8255, subdivision (b). Individuals and families assisted with HHAP funds must not be required to receive treatment or perform any other prerequisite activities as a condition for receiving shelter, housing, or other services for which these funds are used.

G.5 CONTRACTOR shall provide incontinence and feminine hygiene products, including, but not limited to, sanitary napkins, tampons, and panty liners, to guests as needed, free of charge. Obligation to satisfy this requirement is subject to the availability of funds however CONTRACTOR shall make attempts to coordinate or request donations when funds are not available and collect data on the cost, demand, and utilization to help inform future resources to support this service.

G.6 CONTRACTOR shall ensure adherence to CDC guidelines for mitigating the spread of infectious diseases, including COVID-19 safety protocols, particularly in the operation of a congregate shelter facility. This includes the use of appropriate Personal Protective Equipment (PPE) such as gloves, gowns, goggles, face shields, and face masks for staff and clients as needed.

G.7 CONTRACTOR shall participate in annual monitoring activities conducted by CHSP staff and may include State HHAP program representatives. Monitoring may be conducted as a site-visit or desk review. Monitoring activities will review fiscal integrity, customer service, program management, data collection & reporting. In accordance with this contract's signed Health Insurance Portability & Accountability Act (HIPPA) agreement (**Exhibit E)**, CONTRACTOR shall make client files available to authorized CHSP staff and State of California HHAP program representatives as sample data to verify agency compliance with contract requirements and reported outcome data as necessary.

H. SERVICE GOALS

H.1 CONTRACTOR shall seek to achieve the following service goals during this contract term through regular street outreach and engagement activities with transitional age youth (TAY) experiencing homelessness, and document participant engagement and referrals within HMIS and Coordinated Entry systems.

H.2 CONTRACTOR shall assist eligible participants with housing navigation, referrals to housing programs, limited move-in cost assistance, and other supportive resources necessary to support transitions into permanent housing and long-term housing stability.

- H.2.1 CONTRACTOR shall track the number of TAY engaged through outreach activities.
- H.2.2 CONTRACTOR shall track the number of TAY assessed through Coordinated Entry.
- H.2.3 CONTRACTOR shall track the number of TAY enrolled into HMIS.
- H.2.4 CONTRACTOR shall track the number of TAY receiving case management.
- H.2.5 CONTRACTOR shall track the number of TAY receiving move-in assistance.
- H.2.6 CONTRACTOR shall track the number of TAY connected to permanent housing.

I. REPORTING INSTRUCTIONS & SUBMISSION

I.1 REPORTING SUBMISSION REQUIREMENTS

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I.1.1 Initial Report

CONTRACTOR shall submit an Initial Program Report due on October 15, 2026, which shall include all project activity from the start of the contract through the first reporting period.

I.1.2 Quarterly Report

CONTRACTOR shall submit quarterly service and outcomes reports that include all applicable metrics and a narrative summary of project progress.

Applicable quarterly program metrics include:

- Number of TAY engaged through outreach
- Number of active unduplicated TAY program participants
- Number of TAY enrolled into HMIS
- Number of TAY receiving case management services
- Number of TAY receiving move-in assistance
- Number of TAY connected to permanent housing
- Number of referrals made to supportive services
- Number of referrals to housing resources
- Number of referrals to behavioral health services
- Number of participants receiving housing navigation
- Number of participants receiving housing stabilization support

I.1.3 Annual Report

CONTRACTOR shall submit an annual report summarizing:

I.1.3.a Program description highlighting the project's status and occupancy (2-3 sentences)

I.1.3.b Summary of overall project impact over the calendar year

I.1.3.c A project's impact is an opportunity to describe how and/or why the project was important in your community. Impact could include but is not limited to closing a service gap (geographically or otherwise), related to equity, related to partnerships, related to capacity building, reaching hard-to-reach or underserved populations, strategic planning, and/or leveraging funding.

I.1.4 Final Report

CONTRACTOR shall submit a Final Program Report due on July 15, 2028 summarizing total project outcomes, expenditures, and overall program performance.

I.2 REPORTING SCHEDULE

Reports shall be submitted to the Contract Monitor as listed in Section C and following the schedule below:

I.2.1 Quarter 1 - January through March - Due April 15
I.2.2 Quarter 2 - April through June - Due July 15
I.2.3 Quarter 3 - July through September - Due October 15
I.2.4 Quarter 4 - October through December - Due January 15 with annual report

J. PAYMENT PROVISIONS

J.1 CHSP shall pay CONTRACTOR per the terms set forth in this agreement.

J.2 PAYMENT SUMMARY

J.2.1 The maximum amount payable by CHSP to CONTRACTOR under this Agreement shall not exceed One hundred eighty-one thousand, eight hundred twenty-five dollars and seventeen cents ($181,825.17).

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K. INVOICING INSTRUCTIONS & SUBMISSION

K.1 CONTRACTOR shall submit original signed invoices with supportive documentation to CHSP setting forth the amount claimed by the 10th day of the month following the month in which services were performed.

K.2 The invoice shall be submitted through CHSP's Grants Management Software. Onboarding and training will be facilitated by the Grants Management Team.

K.3 The final invoice for close out is due no later than the 10th of July 2028.

L. Retroactive Billing Limitation

L.1 The California Department of Housing and Community Development (HCD) allows HHAP 5 funds to be used for eligible expenditures incurred on or after the NOFA release date of September 29, 2023. As the Continuum of Care lead administrative entity, CHSP will only allow reimbursement for eligible retroactive costs during the first three months of the contract term from July 1, 2026, through September 30, 2026.

(End of Exhibit A)

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